

LEGEND

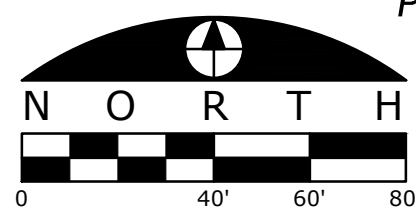
- SET MONUMENT 3/4" REBAR, 2 FT. LENGTH 1.5 LBS PER FT.
- SET CONCRETE MONUMENT
- FOUND MONUMENT, SEE MAP FOR MATERIAL
- R RADIUS
- CD CHORD DISTANCE
- CB CHORD BEARING
- L ARC LENGTH
- T TANGENT LENGTH
- △ CENTRAL ANGLE
- N 45°52'36" E 586.78' (N 45°52'36" E) RECORD BEARING (586.78')
- MEASURED BEARING
- RECORD DISTANCE

- SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- EXTERIOR BOUNDARY LINE
- INTERIOR LOT LINE
- LOT NUMBER
- S.F. SQUARE FEET
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.M.E. WATER MAIN EASEMENT

- PUBLIC RIGHT-OF-WAY TO BE DEDICATED
- STORM WATER UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- WATER MAIN EASEMENT
- MBC CLUSTER MAILBOX LOCATION AS APPROVED BY UNITED STATES POSTAL SERVICE

PLAT NO. 6 OF HAWKS POINTE SUBDIVISION

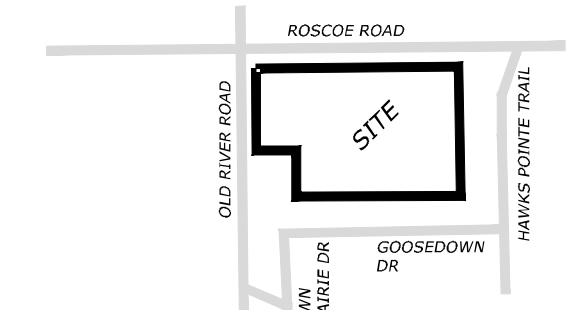
OF PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF OUTLOT AS DESIGNATED UPON PLAT NO. 4 OF HAWKS POINTE SUBDIVISION



Bearings are based upon G.P.S. observations and referenced to the Illinois State Plane Coordinate System West Zone (NAD 83.)

OWNER
White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

VICINITY MAP (Not to Scale)



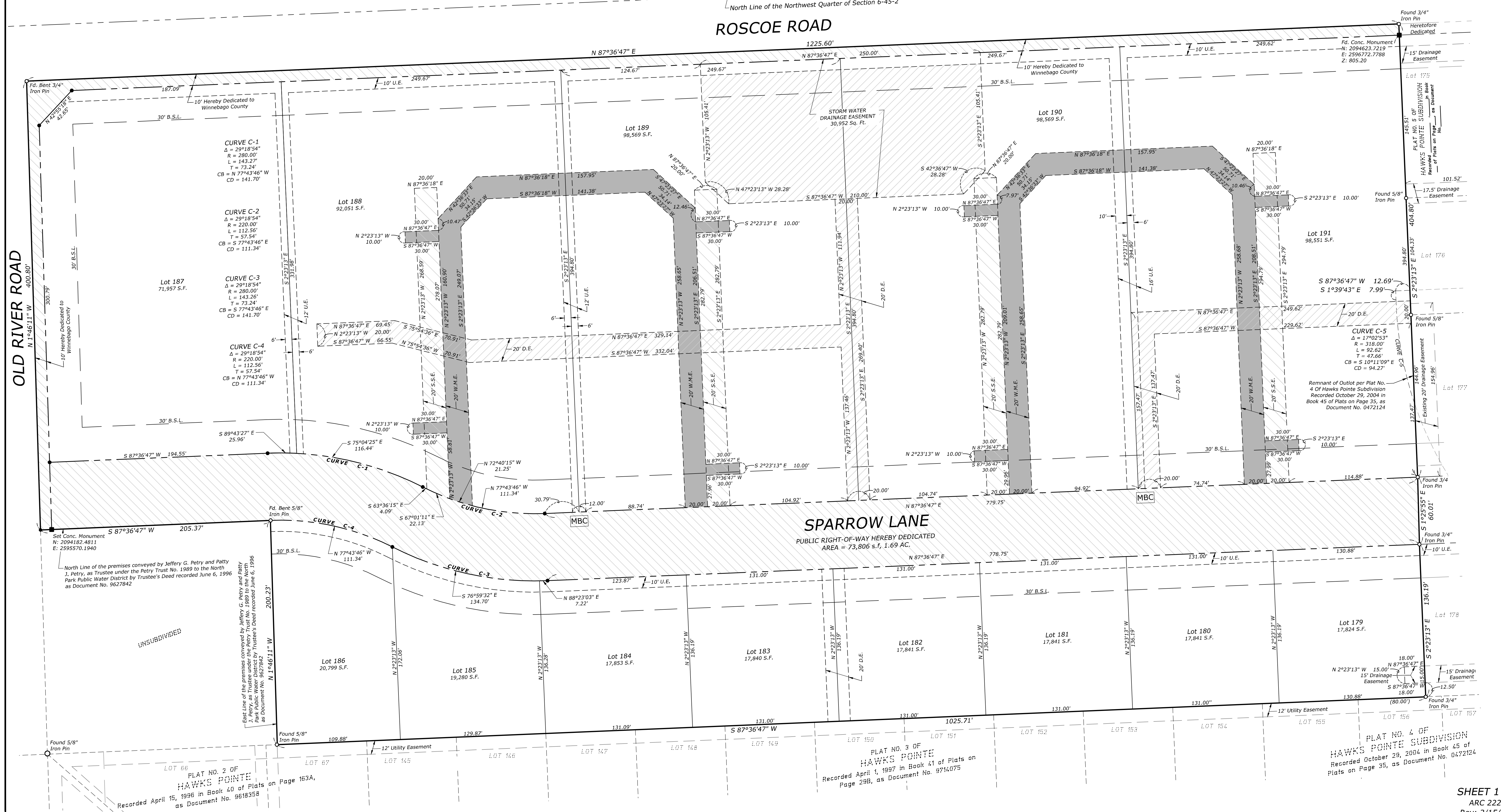
AREA TABULATION

LOT 179-191	606,816 S.F.	13.930 AC.
PUBLIC R.O.W. DEDICATION	90,421 S.F.	2.076 AC.
TOTAL	697,236 S.F.	16.006 AC.

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334



OWNER

White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

PLAT NO. 6 OF HAWKS POINTE SUBDIVISION

OF
PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF OUTLOT AS DESIGNATED UPON PLAT NO. 4 OF HAWKS POINTE SUBDIVISION



CERTIFICATION BY SURVEYOR
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I hereby certify that, at the request of the owners, I have surveyed and subdivided according to the Plat No.5 Of Hawks Pointe Subdivision; A parcel of land being part of the Northwest Quarter of Section 6, Township 45 North, Range 2 East of the Third Principal Meridian and part of Outlot as designated upon Plat No. 4 of Hawks Pointe Subdivision, being a subdivision of part of Northwest Quarter of Section 6, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision was recorded October 29, 2004 in Book 45 of Plats on Page 35 as Document No. 0472124 in the Recorders Office of Winnebago County, Illinois, described as follows:

Beginning at the Southwest corner of Lot 178 as designated upon Plat No. 5 of Hawks Pointe Subdivision, being a subdivision of part of the Northwest Quarter of Section 6, Township 45 North, Range 2 East of the Third Principal Meridian and part of Outlot as designated upon Plat No. 4 of Hawks Pointe Subdivision the first mentioned plat of which subdivision was recorded _____, 2023 in Book _____ of Plats on Page _____, as Document No. 2023 _____ in said Recorder's Office, said point lying in the Northerly line of Lot 156 as designated upon said Plat No. 4 of Hawks Point Subdivision; thence South 87 degrees 36 minutes 47 seconds West along the North line of said Lot 157 and the North line of Lots, 156 and 155 as designated upon said Plat No. 4 of Hawks Point Subdivision, the North line of Plat No. 3 of Hawks Pointe, being a subdivision of part of the Northwest Quarter of said Section 6, the plat of which subdivision was recorded April 1, 1997 in Book #1 of Plats on Page 298, as Document No. 9714075 in said Recorders' Office, and the North line of Plat No. 2 of Hawks Pointe, being a subdivision of part of the Northwest Quarter of said Section 6, the plat of which subdivision was recorded April 15, 1996 in Book 40 of Plats on Page 163A, as Document No. 9618358 in said Recorder's Office, a distance of 1025.71 feet to the Southeast corner of the premises conveyed by Jeffery G. Petry and Patty J. Petry, as Trustee under the Petry Trust No. 1989 to the North Park Public Water District by Trustee's Deed recorded June 6, 1996 as Document No. 9627842 in said Recorder's Office; thence North 1 degree 46 minutes 11 seconds West along the East line of said premises, a distance of 200.23 feet to the Northeast corner thereof; thence South 87 degrees 36 minutes 47 seconds West along the North line of said premises, a distance of 205.37 feet to the Northwest corner thereof, said point lying in the East line of a public road designated Old River Road; thence North 1 degree 46 minutes 11 seconds West along the East line of said Old River Road, a distance of 404.80 feet to the South line of the South line of a public road designated Roscoe Road; thence North 87 degrees 36 minutes 47 seconds East along the South line of said Roscoe Road, a distance of 1225.60 feet to the West line of said Plat No. 5 of Hawks Pointe Subdivision; thence South 2 degrees 23 minutes 13 seconds East along the West line of said Plat No. 5 of Hawks Pointe Subdivision, a distance of 404.80 feet; thence South 1 degree 25 minutes 55 seconds East along the West line of said Plat No. 5 of Hawks Pointe Subdivision, a distance of 60.01 feet; thence South 2 degrees 23 minutes 13 seconds East along the West line of said Plat No. 5 of Hawks Pointe Subdivision, a distance of 136.19 feet to the Point of Beginning, containing 16.006 acres, more or less, all being situated in the County of Winnebago and the State of Illinois.

Dimensions are given in feet and decimals of a foot. Iron pins 3/4 -inch in diameter and 4 feet long have been found or set at all points marked on the plat with a solid dot, and iron pins 5/8-inch in diameter and 3 feet long have been found or set at all other lot corners.

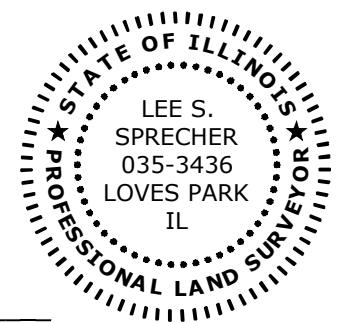
I hereby certify that no part of the property covered by this plat is situated within a special flood hazard area as identified by the Federal Emergency Management Agency for Winnebago County, Map Number 17201C0141E, Dated February 17, 2016.

I further certify that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Given under my hand and seal this _____ day of _____, 2023.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300
My current license expires: _____



EASEMENT PROVISION

An easement is hereby reserved for and granted governmental bodies and other public utilities and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement," to install, lay, construct, renew, operated and maintain storm and sanitary sewers, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, electric and other utility service; also is hereby granted the right to use the streets for that purpose, the right to overhang lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the public utility equipment installed on the easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights therein granted. If the grade of the subdivision property must be so altered, or if the storm and sanitary sewer facilities required that the underground utility be moved or otherwise altered, the owners, their respective successors and assigns shall reimburse the utility company for the necessary expense involved.

CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

As owner, I hereby certify that I have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided and mapped as presented on this plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public purposes, and all easements shown are subject to the easement provisions in Ch. 154 of the Village Code of Ordinances.

In compliance with Public Act 90-286 this is to further certify that the lands embraced within the annexed Plat are located in the following school districts:

Rockton School District No. 140
Hononegah High School District No. 207

White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

By: _____
Signature Printed Name Title

CERTIFICATION BY NOTARY PUBLIC
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I, _____, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such trustee of said trust, they signed the foregoing document pursuant to authority given by the trustees of said trust, as their free and voluntary act, and as the free and voluntary act of said trust, for the purposes therein set forth.

Subscribed and Sworn before me this _____ day of _____, 20____.

Notary Public

CERTIFICATION BY VILLAGE CLERK
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

This is to certify that the Village Board of the Village of Roscoe did, at its meeting on the _____ day of _____, 20____, approve the Plat and authorize it to be recorded. In witness whereof, I _____, Village Clerk of the Village of Roscoe, hereunto set my hand and affixed the seal of the Village of Roscoe, this _____ day of _____, 20____.

Village Clerk

CERTIFICATION BY VILLAGE PLAT OFFICER
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

Having reviewed the recommendations of the Planning Division, Department of Community Development and the conditions placed on this Final Plat by City Council, and finding substantial conformity with all pertinent laws, rules and regulations and the tentative plat of this subdivision as conditionally approved, this plat is given final approval this _____ day of _____, 20____.

Village Plat Officer

CERTIFICATION BY VILLAGE BOARD
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

This is to certify that the Village of Roscoe has reviewed the attached Plat No. 6 Of Hawks Pointe Subdivision. In witness whereof, I have hereto set my hand this _____ day of _____, 20____.

Village Board President

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

The undersigned hereby certify, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that such surface water drainage will not be changed without adequate provision being made for the collection and diversion of such surface waters in public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, 20____.

Owner(s)

Jeffrey S. Linkenheld, Professional Engineer
Illinois License No. 062-048405
Expires 11/30/2023

CERTIFICATION BY VILLAGE ENGINEER
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

All required improvements including streets, sidewalks, sanitary sewers, storm sewers, water mains and drainage structures have been built, as required, or have been provided for by bond contract or irrevocable letter of credit to my approval.

Approved this _____ day of _____, 20____.

Fehr-Graham, LLC,
Design Firm Professional Registration #184003525,
Village Engineer

CERTIFICATION BY WINGIS
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I hereby certify that the ties to the Winnebago County Geodetic Control Network for the property contained within this plat have been reviewed and are approved. The geodetic Control Network Tie Form has been submitted and it is approved. Dated this _____ day of _____, A.D. 20____.

WingIS Authorized Agent

CERTIFICATION BY COUNTY CLERK
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I, _____, County Clerk of Winnebago County in the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the plat of _____ Subdivision. In witness thereof, I have hereunto set my hand and seal of the County of Winnebago this _____ day of _____, 20____.

County Clerk

CERTIFICATION OF RECORDING OFFICIAL
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

Filed for record this _____ day of _____, 20____, at _____ o'clock _____ M., recorded in Book _____ of Plats, page _____ and examined.

Document Number: _____

County Recorder