

ARC DESIGN
RESOURCES INC.

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

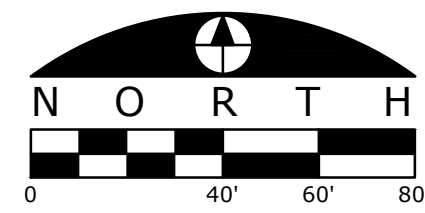
SHEET 1 of 3
ARC 22214
Rev: 12/10/2024

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)
(586.78') MEASURED BEARING
MEASURED DISTANCE
RECORD BEARING
RECORD DISTANCE

--- SECTION LINE
--- BUILDING SETBACK LINE
--- EASEMENT LINE
--- RIGHT-OF-WAY LINE
--- EXTERIOR BOUNDARY LINE
--- INTERIOR LOT LINE
--- LOT NUMBER
--- SQUARE FEET
--- U.E. UTILITY EASEMENT

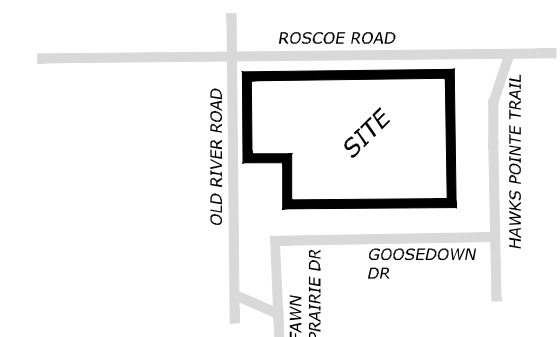
STORM SEWER AND DRAINAGE EASEMENT
/ STORM WATER DETENTION EASEMENT
SANITARY SEWER EASEMENT
WATER MAIN EASEMENT



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 179-213	606,815 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.

NOTES

- No vehicular access will be permitted to Roscoe Road from Lot #188 and Lots #206-213
- No vehicular access will be permitted to Old River Road from Lot #188 except at the agreed location of Sparrow Lane.

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

36 31
1 6

OLD RIVER ROAD

ROSCOE ROAD

SPARROW LANE

PUBLIC RIGHT-OF-WAY HEREBY DEDICATED
AREA = 73,806 s.f., 1.69 AC.

10' Hereby Dedicated to
Winnebago County

Set Conc. Monument
N: 2094182.4811
E: 2595570.1940

North Line of the premises conveyed by Jeffrey 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

UNSUBDIVIDED

PLAT NO. 2 OF
HAWKS POINTE

Recorded April 15, 1996 in Book 48 of Plats on Page 163A,
as Document No. 9618358

PLAT NO. 3 OF
HAWKS POINTE
Recorded April 1, 1997 in Book 41 of Plats on
Page 29B, as Document No. 9714075

PLAT NO. 4 OF
HAWKS POINTE SUBDIVISION
Recorded October 29, 2004 in Book 45 of
Plats on Page 35, as Document No. 0472124

SHEET 2 of 3
ARC 22214
Rev: 12/10/2024

OWNER

White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

PLAT NO. 6 OF HAWKS POINTE SUBDIVISION

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
VILLAGE OF ROSCOE, COUNTY OF WINNEBAGO, STATE OF ILLINOIS



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 July 31, 2023 in Book 50 of Plats on Page 14 , as Document No.
2023017052 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 41 of Plats on Page 29B, 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 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.

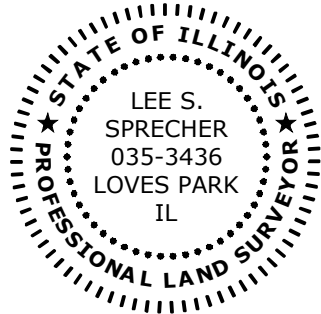
I hereby certify that no part of the property covered by this plat is situated within a special flood hazard area as identified by the Federal Emergency
Management Agency for Winnebago County, Map Number 17201C0141E, Dated February 17, 2016.

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 _____, 2024.

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.

Storm Water Detention Easement and Storm Sewer and Drainage Easements to be maintained by established home
owners association with costs shared equally between all lots within Plat No. 6 of Hawks Pointe Subdivision.

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 _____, 2024.

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 _____,
2024, 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 _____, 2024.

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 _____, 2024.

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 _____, 2024.

Village Board President

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

This plat has been approved by the Winnebago County Highway Department with respect to the access pursuant to 765
ILCS 205/2. However, an access permit is required by the owner of the property from the Winnebago Highway
department in accordance to 605 ILCS 5/5-413

Dated this _____ day of _____, 2024.

Winnebago County Engineer

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 _____, 2024.

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 _____, 2024.

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 _____, 2024.

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 _____,
2024.

County Clerk

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

Filed for record this _____ day of _____, 2024, at _____ o'clock ____ . M.,
recorded in Book _____ of Plats, page _____ and examined.

Document Number: _____

County Recorder