

OWNER

White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

PLAT NO. 5 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

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

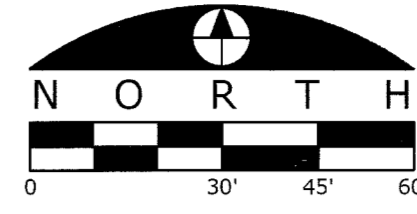
AREA TABULATION

LOT 172-178	189,476 S.F.	4,350 AC.
PUBLIC R.O.W. DEDICATION	46,594 S.F.	1,069 AC.
TOTAL	236,070 S.F.	5,419 AC.

LEGEND

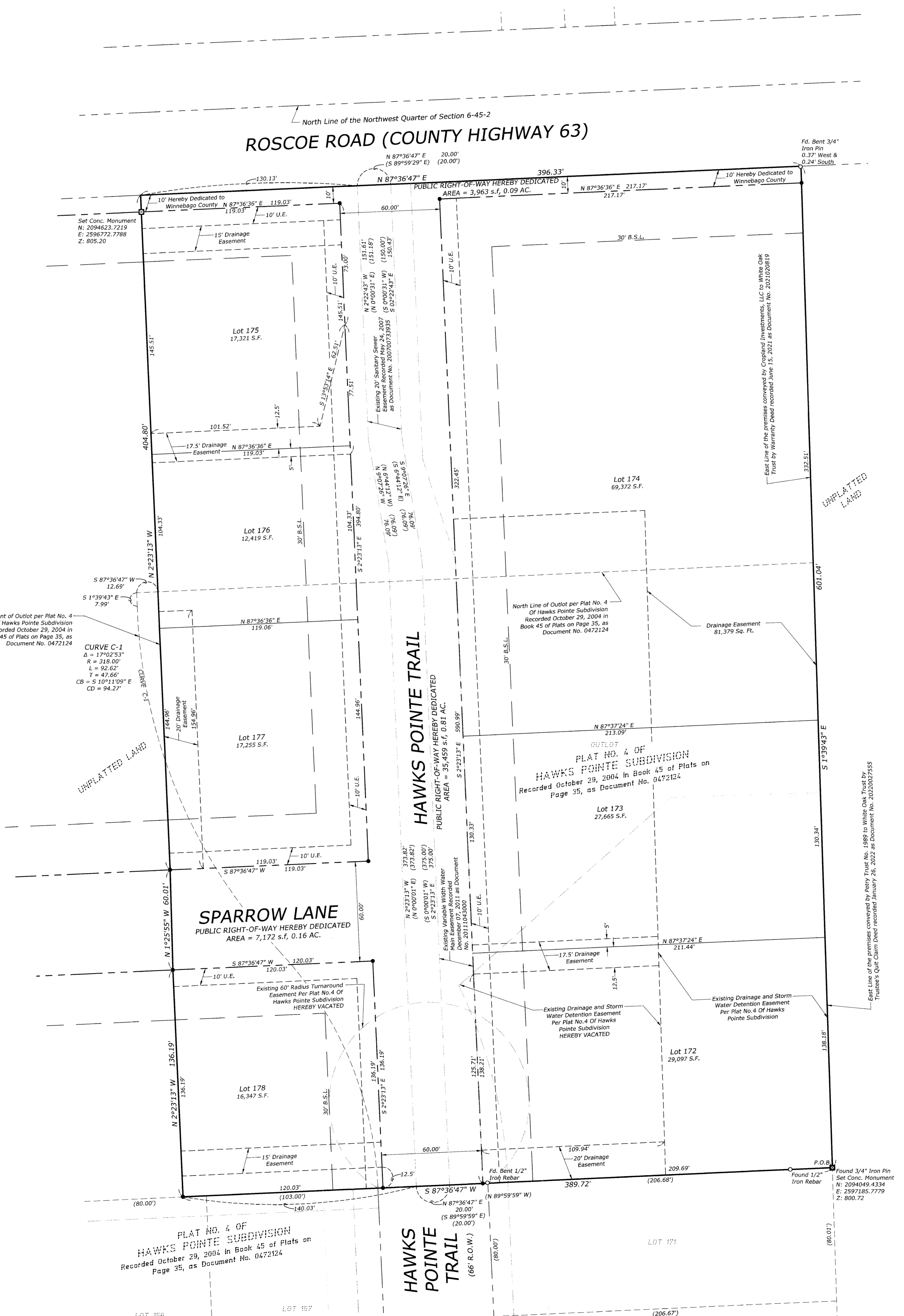
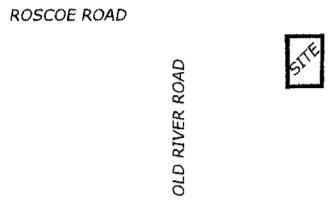
- SET MONUMENT 3/4" REBAR, 2 FT. LENGTH 1.5 LBS PER FT.
- SET CONCRETE MONUMENT
- FOUND MONUMENT, SEE MAP FOR MATERIAL
- R RADIUS
- CD CHORD DISTANCE
- CB CHORD BEARING
- L ARC LENGTH
- T TANGENT LENGTH
- △ CENTRAL ANGLE
- N 45°52'36" E MEASURED BEARING
- 586.78' MEASURED DISTANCE
- (N 45°52'36" E) RECORD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

- SECTION LINE
- BUILDING SETBACK LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- EXTERIOR BOUNDARY LINE
- INTERIOR LOT LINE
- LOT 12
- S.F. SQUARE FEET
- S.U.E. STORM WATER UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- TEMPORARY 60' RADIUS TURNAROUND EASEMENT TO BE VACATED
- EASEMENT PORTION TO BE VACATED
- EASEMENT PORTION TO REMAIN



Impact Fees for Schools Required: A cash contribution in lieu of dedication of school sites shall be required prior to the issuance of any zoning permits for any individual lots within Plat No. 5 of Hawks Pointe Subdivision. Such contributions shall be received by the Village and held in trust by the appropriate school district and shall be used for the acquisition of land for school sites to serve the immediate or future needs of children from that subdivision or development or for the improvement to any existing school site that already serves those needs, and for the construction of school buildings or additions thereto in accordance with 65 ILCS 5/11-12-5 and Village Ordinance No. 2003-8, which is hereby adopted by reference. If any portion of a cash contribution in lieu of dedication of school sites is not expended for the purposes set forth herein within ten years from the date of receipt, it shall be refunded by the entity holding the contribution to the record owner of the subdivided land at the time of the refund. If there is more than one record owner of the subdivided land or of the land that comprises the planned development, as applicable, the record owners shall share in the refund pro-rata based on the cash contributions originally paid by each property.

VICINITY MAP (Not to Scale)



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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 Recorder's Office of Winnebago County, Illinois, described as follows:

Beginning at the Southeast corner of said Outlot; thence South 87 degrees 36 minutes 47 seconds West along the South line and the Westerly prolongation of the South line of said Outlot, a distance of 389.72 feet; thence North 2 degrees 23 minutes 13 seconds West, a distance of 136.19 feet; thence North 1 degree 25 minutes 55 seconds West, a distance of 60.01 feet; thence North 2 degrees 23 minutes 13 seconds West, a distance of 404.80 feet to the South line of a public road designated Roscoe Road (County Highway 63); thence North 87 degrees 36 minutes 47 seconds East along the South line of said Roscoe Road (County Highway 63), a distance of 396.33 feet to the Northeast corner of Tract 1 of the premises conveyed by Cropland Investments, LLC to White Oak Trust by Warranty Deed recorded June 15, 2021 as Document No. 2021020819 in said Recorder's Office; thence South 1 degree 39 minutes 43 seconds East along the East line of said premises and the East line of said Outlot, a distance of 601.04 feet to the Point of Beginning, containing 5.419 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.

Given under my hand and seal this 14th day of DECEMBER, 2022.



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: 11/30/2024



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

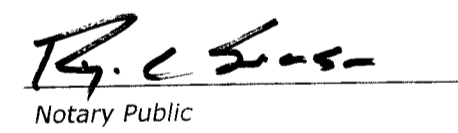
White Oak Trust
1020 Benbrook Drive
Loves Park, IL 61111

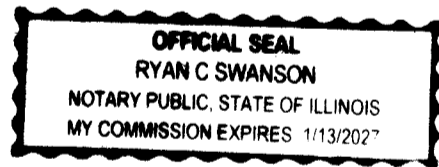
By:  Joshua Petry owner
Signature Printed Name Title

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

I, Ryan Swanson, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Joshua Petry, 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.

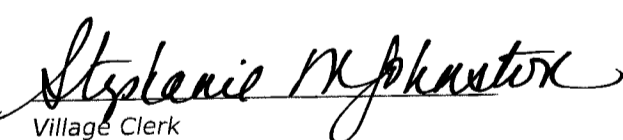
Subscribed and Sworn before me this 23rd day of April, 2023.


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 6th day of DECEMBER, 2022, approve the Plat and authorize it to be recorded. In witness whereof, I, Stephanie M Johnston, Village Clerk of the Village of Roscoe, hereunto set my hand and affixed the seal of the Village of Roscoe, this 19th day of April, 2023.


Village Clerk



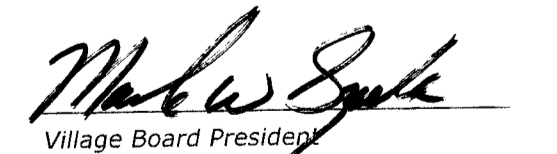
CERTIFICATION BY VILLAGE PLAT OFFICER
STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

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 6th day of DECEMBER, 2022.


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. 5 of Hawks Pointe Subdivision. In witness whereof, I have hereto set my hand this 19th day of April, 2023.


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 23rd day of April, 2023.

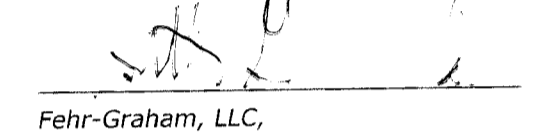

Owner(s)


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 28th day of JUNE, 2023.


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

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

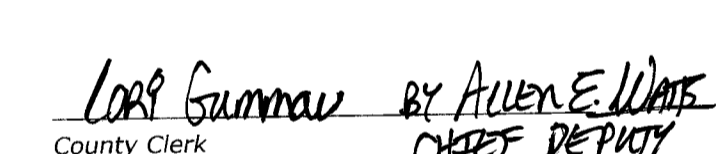
I hereby certify that the ties to the Winnebago County Geodetic Control Network for the property contained within this plat have been reviewed and are approved. The geodetic Control Network Tie Form has been submitted and it is approved.

Dated this 25th day of April, A.D. 2023.


Carol Springer
Wingis Authorized Agent

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

I, Lori Gummow, 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 No. 5 Hawks Pointe Subdivision. In witness thereof, I have hereunto set my hand and seal of the County of Winnebago this 28th day of JULY, 2023.

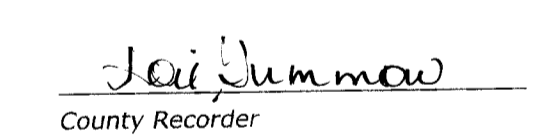

Lori Gummow by Allen E. White
County Clerk CHIEF DEPUTY



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

Filed for record this 31st day of July, 2023, at 9:00 o'clock A. M., recorded in Book 50 of Plats, page 14 and examined.

Document Number: 2023017052


County Recorder

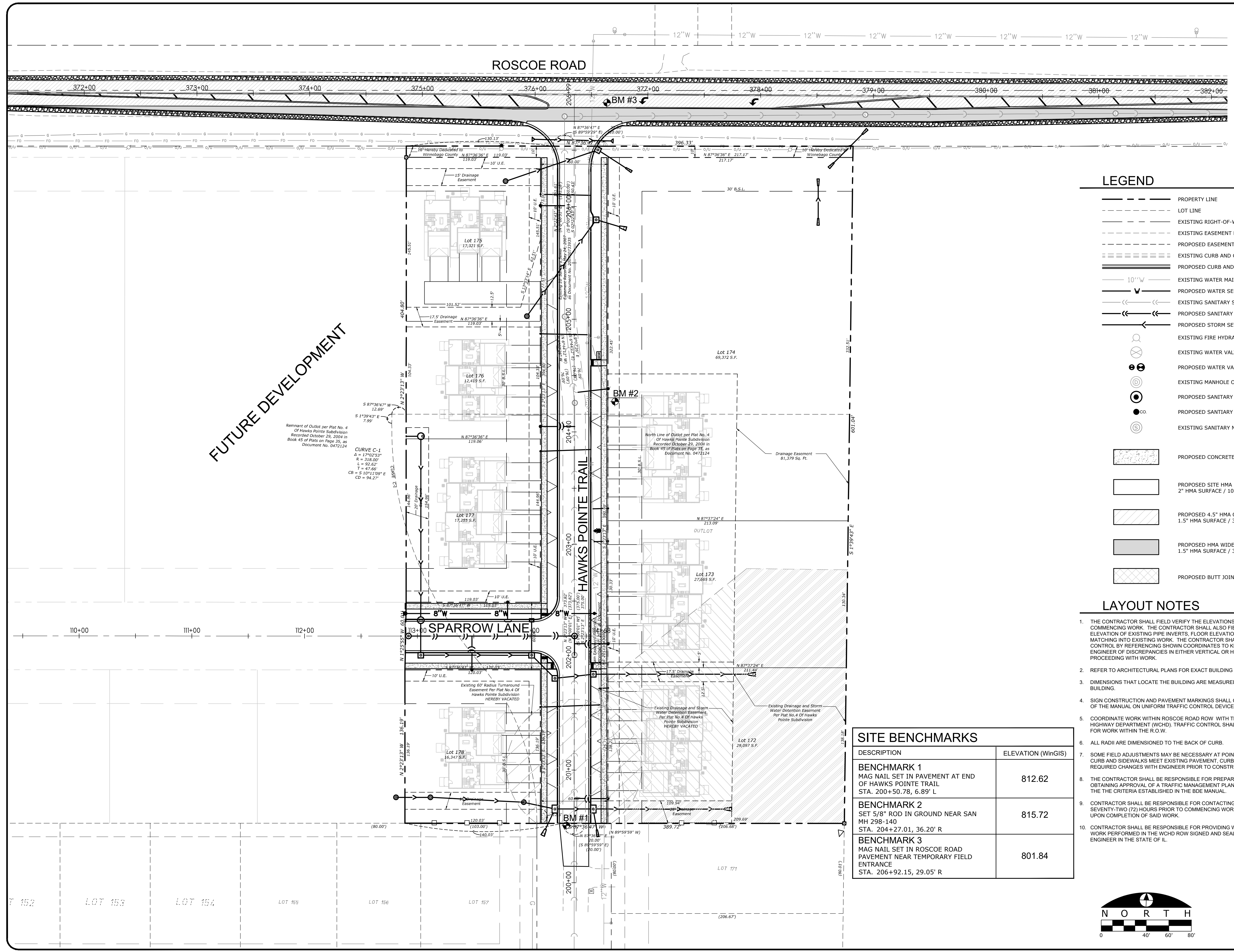
EASEMENT PROVISION

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, operate 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.

ISSUED FOR

NO.	DESCRIPTION	DATE
1.	AGENCY REVIEW	08-03-2022
2.	AGENCY APPROVAL	08-29-2022
3.	AGENCY APPROVAL	10-06-2022
4.	AGENCY APPROVAL	11-16-2022
5.	---	---
6.	---	---
7.	---	---
8.	---	---
9.	---	---
10.	---	---
11.	---	---
12.	---	---



LEGEND

- PROPERTY LINE
- - - LOT LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING CURB AND GUTTER
- - - PROPOSED CURB AND GUTTER
- 10" W EXISTING WATER MAIN
- W PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SITE HMA PAVEMENT
2" HMA SURFACE / 10" AGGREGATE BASE
- PROPOSED 4.5" HMA OVERLAY
1.5" HMA SURFACE / 3" HMA BINDER
- PROPOSED HMA WIDENING
1.5" HMA SURFACE / 3" HMA BINDER / 10" AGGREGATE BASE
- PROPOSED BUTT JOINT

LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- COORDINATE WORK WITHIN ROSCOE ROAD ROW WITH THE WINNEBAGO COUNTY HIGHWAY DEPARTMENT (WCHD). TRAFFIC CONTROL SHALL CONFORM TO IDOT STANDARDS FOR WORK WITHIN THE R.O.W.
- ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE CRITERIA ESTABLISHED IN THE BDE MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING WCHD AT (815) 319-4000 SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING WORK WITHIN THE COUNTY ROW AND UPON COMPLETION OF SAID WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WCHD WITH AS-BUILT PLANS OF WORK PERFORMED IN THE WCHD ROW SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF IL.

SITE BENCHMARKS

DESCRIPTION	ELEVATION (WinGIS)
BENCHMARK 1 MAG NAIL SET IN PAVEMENT AT END OF HAWKS POINTE TRAIL STA. 200+50.78, 6.89' L	812.62
BENCHMARK 2 SET 5/8" ROD IN GROUND NEAR SAN MH 298-140 STA. 204+27.01, 36.20' R	815.72
BENCHMARK 3 MAG NAIL SET IN ROSCOE ROAD PAVEMENT NEAR TEMPORARY FIELD ENTRANCE STA. 206+92.15, 29.05' R	801.84

