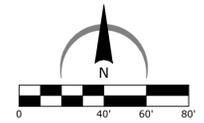
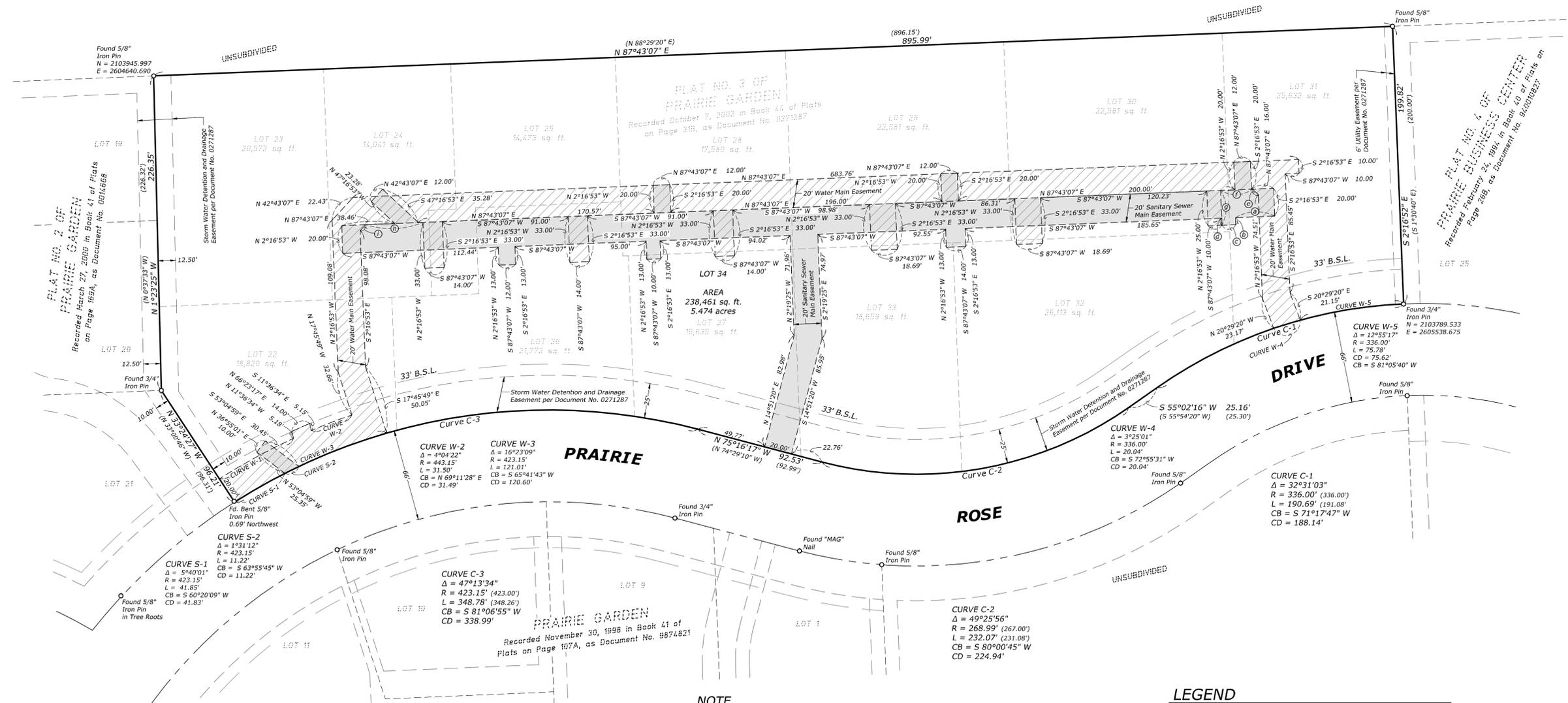


# PLAT NO. 4 OF PRAIRIE GARDEN

BEING A RE-SUBDIVISION OF ALL OF PLAT NO. 3 OF PRAIRIE GARDEN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS



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



**NOTE**  
DIRECT VEHICULAR ACCESS TO PRAIRIE ROSE DRIVE SHALL BE VIA THE ACCESS AND CIRCULATION EASEMENT ONLY.

**VICINITY MAP (Not to Scale)**



**LINE TABLE**

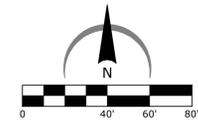
⊙	S 87°43'07" W 28.35'
⊙	S 2°16'53" E 5.00'
⊙	S 87°43'07" W 10.00'
⊙	N 2°16'53" W 5.00'
⊙	N 47°16'53" W 5.86'
⊙	S 87°43'07" W 22.99'
⊙	S 2°16'53" E 25.00'
⊙	S 87°43'07" W 41.45'
⊙	S 42°43'07" W 5.86'

**LEGEND**

●	SET SURVEY MONUMENT
○	FOUND SURVEY MONUMENT
N 45°52'36" E (N 45°52'36" E)	MEASURED BEARING / DISTANCE
---	RECORD BEARING / DISTANCE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	SECTION LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXTERIOR BOUNDARY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
▨	SANITARY SEWER EASEMENT
▨	WATER MAIN EASEMENT

# PLAT NO. 4 OF PRAIRIE GARDEN

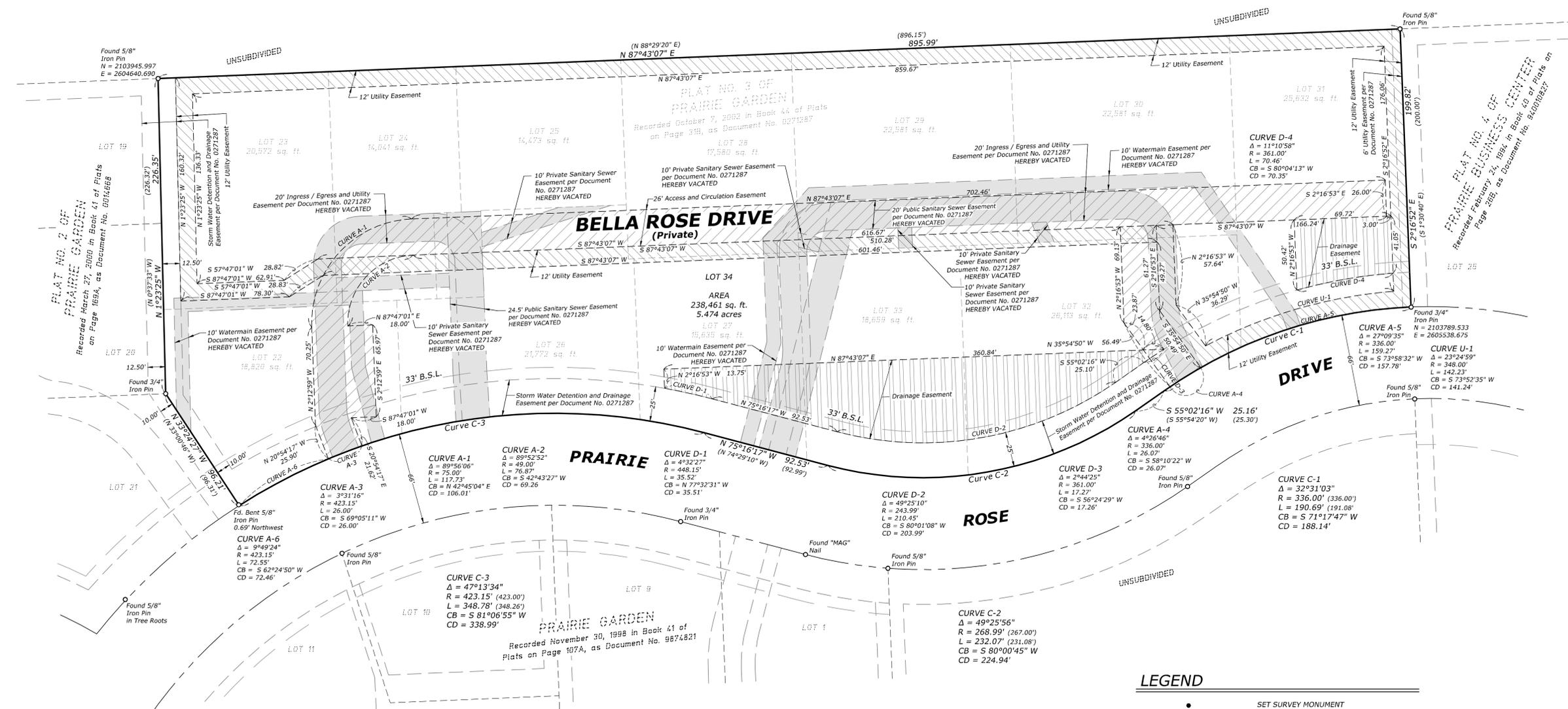
BEING A RE-SUBDIVISION OF ALL OF PLAT NO. 3 OF PRAIRIE GARDEN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ROSCOE, WINNEBAGO COUNTY, ILLINOIS



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

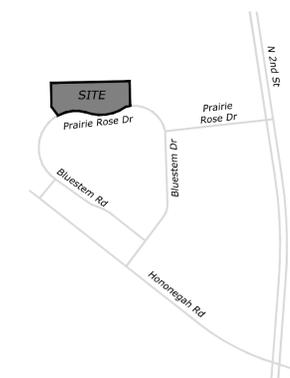
**ARC DESIGN**  
RESOURCES INC.

5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
FAX: (815) 484-4303  
www.arcdesign.com  
Design Firm License No. 184-001334



**NOTE**  
DIRECT VEHICULAR ACCESS TO PRAIRIE ROSE DRIVE SHALL BE VIA THE ACCESS AND CIRCULATION EASEMENT ONLY.

**VICINITY MAP (Not to Scale)**



**LEGEND**

- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- N 45°52'36" E MEASURED BEARING / DISTANCE
- (N 45°52'36" E) RECORD BEARING / DISTANCE
- EXISTING BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXTERIOR BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- ▨ VACATED EASEMENT(S)
- ▨ ACCESS AND CIRCULATION EASEMENT
- ▨ UTILITY EASEMENT
- ▨ DRAINAGE EASEMENT

OWNER

Little Mariano, Inc.  
PO Box 66  
Rockton, IL 61072

# PLAT NO. 4 OF PRAIRIE GARDEN

BEING A RE-SUBDIVISION OF ALL OF PLAT NO. 3 OF PRAIRIE GARDEN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF ROSCOE, WINNEBAGO COUNTY, 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 Plat No. 4 of Prairie Garden; being a re-subdivision of Lots 22 through 33 inclusive as designated upon Plat No. 3 of Prairie Garden, being a subdivision of part of the Northeast Quarter of Section 29, Township 46 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision was recorded October 7, 2002 in Book 44 of Plats on Page 31B, as Document No. 0271287 in the Recorder's Office of Winnebago County, 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 located within any regulated flood zones according to the Flood Insurance Rate Map (17201C0142E) revised 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.

I further certify that the parcel identified above is located in Kinnikinnick Community Consolidated School District No. 131 and Hononegah Community High School District No. 207.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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: November 30, 2026.



### 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:

Kinnikinnick Community Consolidated School District No. 131  
Hononegah Community High School District No. 207

OWNER:  
Little Mariano, Inc.  
PO Box 66  
Rockton, IL 61072

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 they signed the foregoing instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

### 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Owner

Jeffrey S. Linkenheld, Professional Engineer  
Illinois License No. 062-048405  
Expires 11/30/2025

### 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 \_\_\_\_\_, 2025, approve the Plat and authorize it to be recorded. In witness whereof, I Kimberly Garza, Village Clerk of the Village of Roscoe, hereunto set my hand and affixed the seal of the Village of Roscoe, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kimberly Garza - 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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. 4 of Prairie Garden. In witness whereof, I have hereto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Carol Gustafson - Village Board President

### 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 Reference Tie Form has been submitted and is approved.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 No. 4 of Prairie Garden. In witness thereof, I have hereunto set my hand and seal of the County of Winnebago this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Lori Gummow - County Clerk

### CERTIFICATION OF RECORDING OFFICIAL

STATE OF ILLINOIS )  
COUNTY OF WINNEBAGO ) S.S.

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., recorded in Book \_\_\_\_\_ of Plats, page \_\_\_\_\_ and examined.

Document Number: \_\_\_\_\_

\_\_\_\_\_  
Lori Gummow - County Recorder

### FOUR RIVERS SANITATION AUTHORITY

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Dated: \_\_\_\_\_, 2025.

### SANITARY SEWER EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE, EASEMENT IS HEREBY GRANTED TO FOUR RIVERS SANITATION AUTHORITY FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING A SANITARY SEWER LINE RELATED FACILITIES, OVER, ABOVE, ALONG, UNDER, IN AND ACROSS THE AREA SHOWN AS "SANITARY SEWER MAIN EASEMENT" ON THIS PLAT. FOUR RIVERS SANITATION AUTHORITY WILL BE RESPONSIBLE FOR MAINTAINING THE SANITARY SEWER LINE AND RELATED FACILITIES.

UNLESS OTHERWISE AGREED IN WRITING BY BOTH PARTIES, IMMEDIATELY AFTER FOUR RIVERS SANITATION AUTHORITY COMPLETES ANY WORK IN THE EASEMENT AREA, FOUR RIVERS SANITATION AUTHORITY WILL RESTORE THE EASEMENT AREA TO THE SAME CONDITION AS IT WAS IN BEFORE THEY BEGAN WORK AND TO A SAFE CONDITION, AND WILL REMOVE ALL OF ITS EQUIPMENT, TOOLS, TRASH AND DEBRIS FROM THE EASEMENT AREA.

FOUR RIVERS SANITATION AUTHORITY WILL INFORM THE OWNER OF ANY MAINTENANCE WORK TO BE PERFORMED 30 DAYS PRIOR TO COMMENCEMENT OF WORK. FOUR RIVERS SANITATION AUTHORITY RESERVES THE RIGHT TO PERFORM EMERGENCY WORK WITHOUT PRIOR NOTICE. SIGNS AND OTHER IMPROVEMENTS SUCH AS SHEDS AND DUMPSTER ENCLOSURES ARE NOT PART OF EXISTING GROUND CONDITIONS, AND ARE CONSIDERED ENCROACHMENTS ON THE SANITARY EASEMENT. SAID ENCROACHMENTS WILL BE MOVED AT THE OWNER'S EXPENSE. ANY DAMAGE CAUSED TO THE SANITARY SEWER FROM SAID ENCROACHMENTS WILL BE THE RESPONSIBILITY OF THE OWNER.

THE DISTRICT WILL PERFORM THE DISTRICTS WORK IN SUCH A MANNER SO AS TO NOT AFFECT THE VISIBILITY OF OR ACCESS TO THE OWNER'S AND OCCUPANTS PROPERTY AND SO AS NOT TO NOT UNDULY DISRUPT THE OPERATION OF THE BUSINESS ON OWNER'S AND OCCUPANTS PROPERTY.

### WATERMAIN EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF ROCKTON (THE "VILLAGE") FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING A WATERMAIN AND RELATED FACILITIES, OVER, ABOVE, ALONG, UNDER IN AND ACROSS THE "WATERMAIN EASEMENT" SHOWN ON THIS PLAT. NO TREES, PERMANENT BUILDINGS OR OTHER STRUCTURES WILL BE PLACED IN OR ALLOWED TO ENCRUCH UPON THE EASEMENTS, AND NO CHANGE OF GRADE ELEVATION OR EXCAVATION WILL BE MADE UPON THE EASEMENT AREA WITHOUT OWNER'S AND OCCUPANTS PRIOR WRITTEN APPROVAL, THE VILLAGE WILL BE RESPONSIBLE FOR MAINTAINING THE WATER LINES AND RELATED FACILITIES. UNLESS OTHERWISE AGREED IN WRITING BY BOTH PARTIES, IMMEDIATELY AFTER VILLAGE COMPLETES ANY WORK WITHIN THE EASEMENT AREA, VILLAGE WILL RESTORE THE EASEMENT AREA TO THE SAME OR BETTER CONDITION AS IT WAS IN BEFORE VILLAGE BEGAN THE WORK AND TO A SAFE CONDITION, AND WILL REMOVE ALL OF ITS EQUIPMENT, TOOLS, TRASH AND DEBRIS FROM THE EASEMENT AREA.