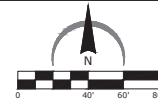


TENTATIVE PLAT OF PRAIRIE GARDEN PLAT NO. 3

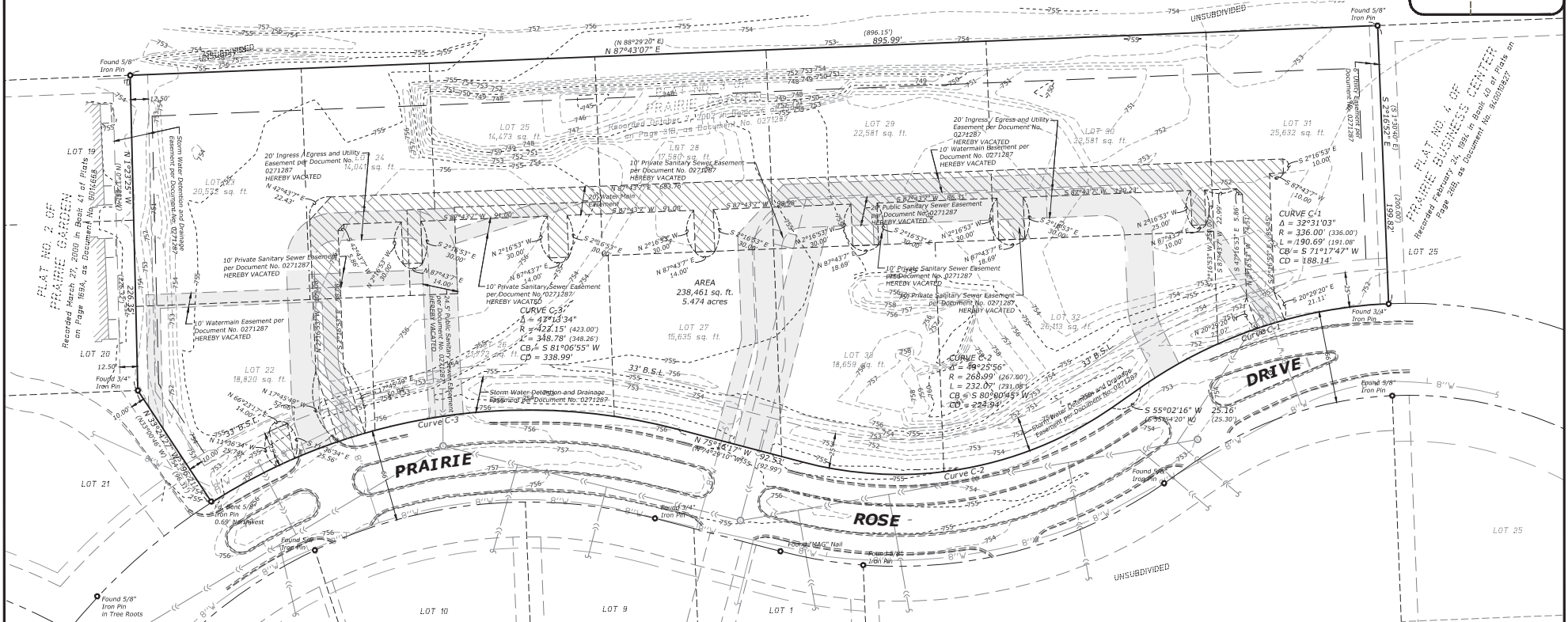
Part of the East 1/4 of Section 29, Township 46 North, Range 2 East of the 3rd Principal Meridian
Village of Roscoe, Winnebago County, Illinois



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

ARC DESIGN
RESOURCES INC.

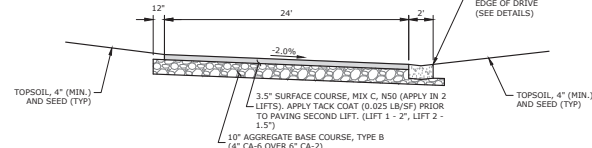
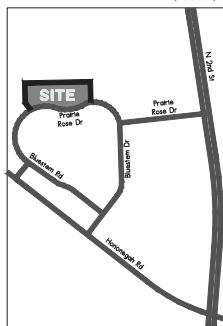
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 154-001334



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
- WATER MAIN EASEMENT
- VACATED EASEMENT(s)

VICINITY MAP



TYPICAL SECTION - PRIVATE DRIVE

DECLARATION OF INTENT

I, ANTHONY PIPTONE, OWNER/SPONSOR/OPTIONEE OF A
PARCEL OF LAND DESCRIBED AS FOLLOWS: (PRAIRIE GARDEN
PLAT NO. 3, PART OF THE EAST 1/4 OF SECTION 29, TOWNSHIP
46 NORTH, RANGE 2 EAST, ALONG PRAIRIE ROSE DRIVE).

HEREBY FORMALLY ANNOUNCE MY INTENTION TO
SUBDIVIDE THIS PROPERTY AND TO SUBMIT A TENTATIVE PLAT
OF THE SUBDIVISION TO THE VILLAGE BOARD OF TRUSTEES
WITHIN SIX MONTHS OF THIS DATE.

SIGNED THIS DAY OF _____, 20____
SIGNATURE

OWNER

OWNERSHIP:
Anthony Pipitone
Little Marano, Inc.
P.O. Box 66
Rockton, IL 61072
(815) 543-8801

PLAT DATA

- 5.474 ACRES TOTAL
- 1 PROPOSED LOT IN SUBDIVISION
- PROPERTY TO HAVE CITY SEWER AND WATER
- WATER MAIN EXTENSION FROM PRAIRIE ROSE DRIVE
- SEWER MAIN EXTENSION FROM PRAIRIE ROSE DRIVE
- 1,033 LF OF PRIVATE ROADS MORE OR LESS (TWO CENTERLINE)
- VEE-GUTTER ALONG SOUTH EDGE OF ROAD

SETBACK LINES & ZONING

- CURRENT ZONING CPO
- FRONT YARD SETBACK TO BE 33 FEET (BSL)
- REAR YARD SETBACK TO BE 30 FEET (BSL)
- SIDE YARD SETBACK TO BE 15 FEET (BSL)

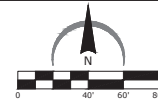
ACCESS RESTRICTION

NO LOT SHALL BE ALLOWED VEHICULAR ACCESS DIRECTLY TO
THE PUBLIC RIGHT-OF-WAY OF PRAIRIE ROSE DR.

SHEET 1 of 3
25012
04/01/2025

TENTATIVE PLAT OF PRAIRIE GARDEN PLAT NO. 3

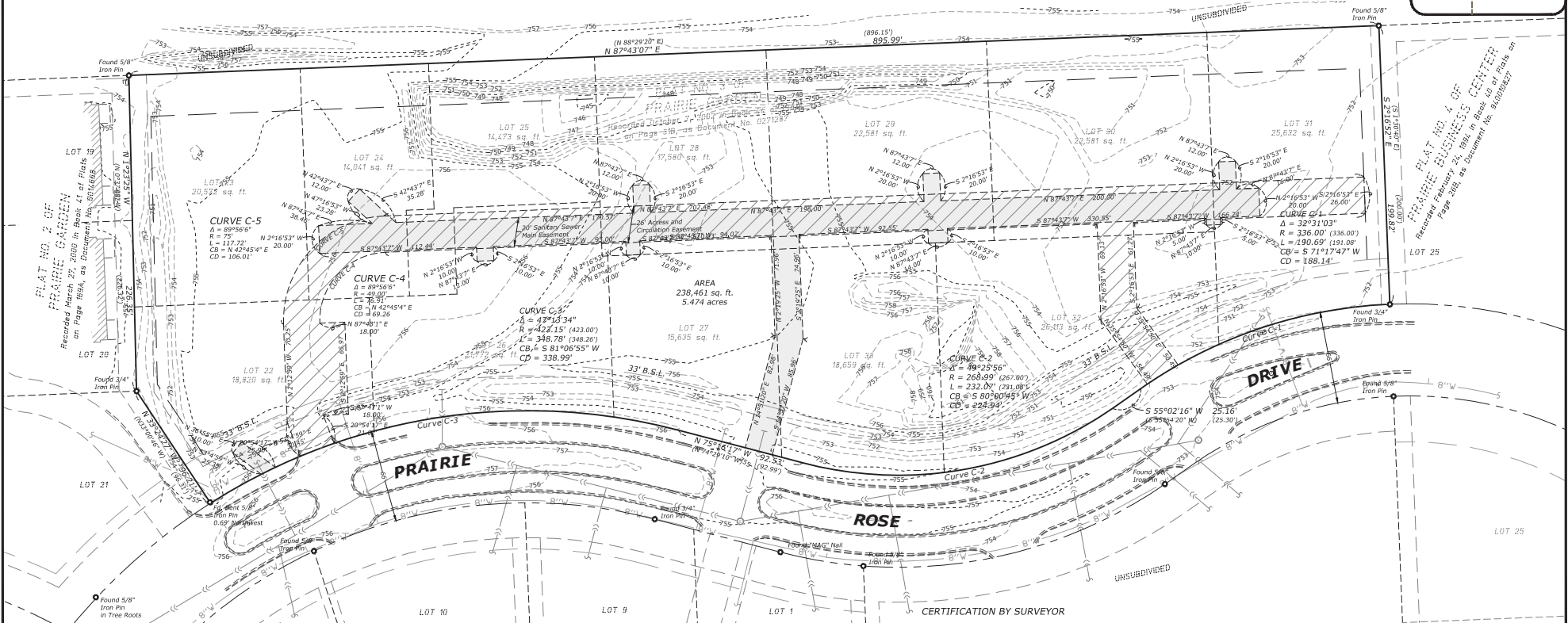
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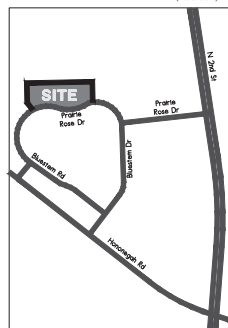
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 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - SANITARY SEWER MAIN EASEMENT
 - ACCESS AND CIRCULATION EASEMENT

VICINITY MAP



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 of Clearing Lot A P.U.D. being a re-subdivision of Lot A as designated upon Plat Three of Clearing, being a subdivision of part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, all in Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision was recorded July 7, 2004 in Book 44 of Plats on Page 183B, as Document No. 0445707 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 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 _____, 2025.

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

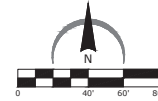
My current license expires: _____



SHEET 2 of 3
25012
04/01/2025

TENTATIVE PLAT OF PRAIRIE GARDEN PLAT NO. 3

Part of the East 1/4 of Section 29, Township 46 North, Range 2 East of the 3rd Principal Meridian
Village of Roscoe, Winnebago County, Illinois

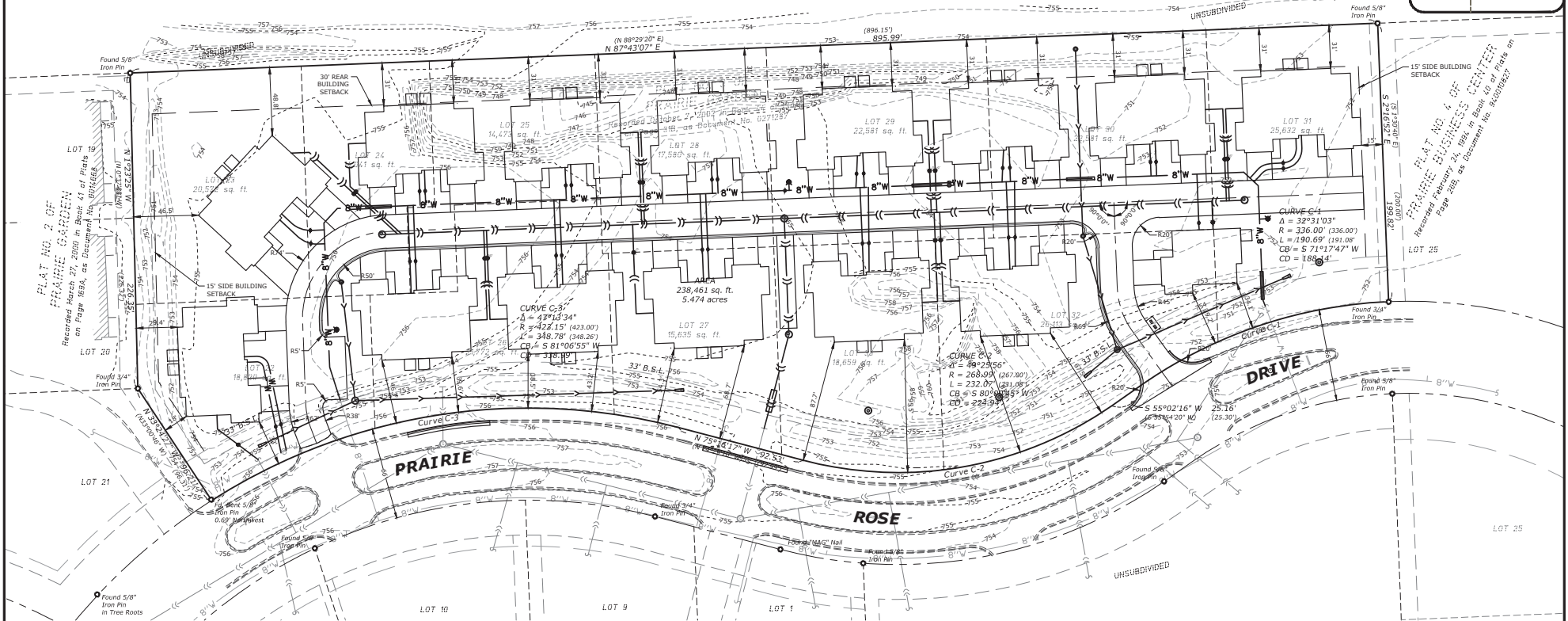


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VICINITY MAP

(NOT TO SCALE)

