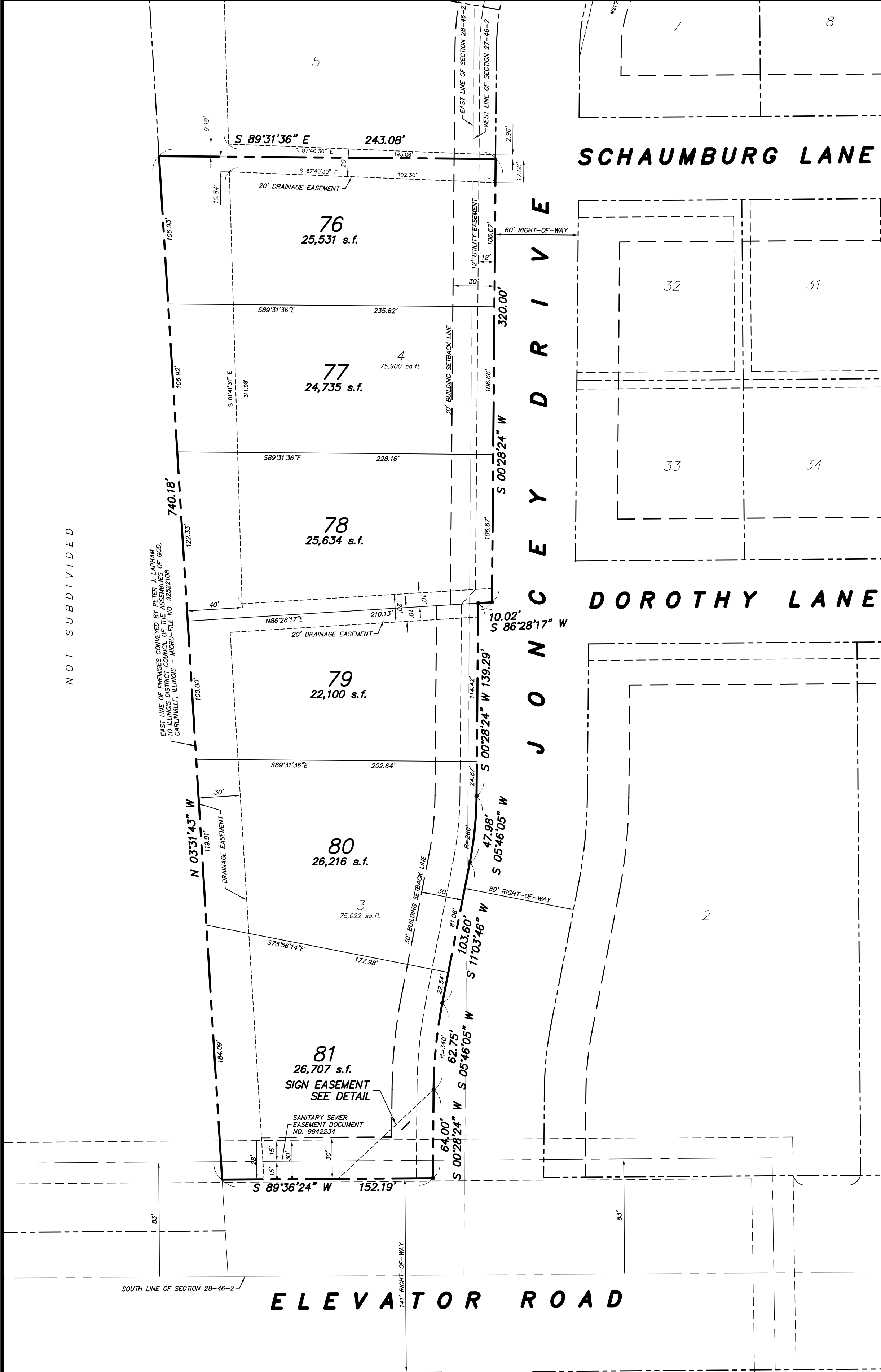




FINAL PLAT NO. 4
OF
F & D KINNIKINNICK CREEKSIDE
BEING A SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF SECTION 27, TOWNSHIP 46 NORTH,
RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN

VILLAGE OF ROSCOE
WINNEBAGO COUNTY, ILLINOIS
AUGUST 2025
GRAPHIC SCALE

1 inch = 50 ft.

An easement is hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchises and their respective successors and assigns within the area as shown by dashed 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 bracing, guys, anchors and other equipment for the purpose of serving the subdivision and other properties with telephone, electric, gas and other utility service or cable television service; also is hereby granted, the right to use the streets for said purposes, the right to overhead wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area said storm and sanitary sewers and water lines, cables, poles, wires, bracing, 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 with any of the said public utility equipment or cable television equipment installed on said easement. No permanent buildings or trees shall be planted on said easement, but same may be used for purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

If the grade of the subdivision property must be so altered or if private storm and sanitary sewer facilities require that the underground utility or cable television equipment be moved or otherwise altered, the property owners, their respective successors and assigns shall reimburse the utility company or cable television company for the necessary expense involved.

The maintenance of the drainage and storm water detention easement shall be the sole responsibility of the individual property owner. The finished grade of the easements shall not be landscaped, altered, or encroached upon by filling, grading or construction of surface improvements that obstruct or redirect the flow of water, nor shall any buildings or structures be erected within this easement.

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to COMMUNITYLINK EDISON COMPANY and SBC, GRANTEES, their respective licensees, successors and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and common area or areas to serve improvements thereon, on an adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common areas". The term "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structure such as a pool, retention pond, or mechanical equipment.

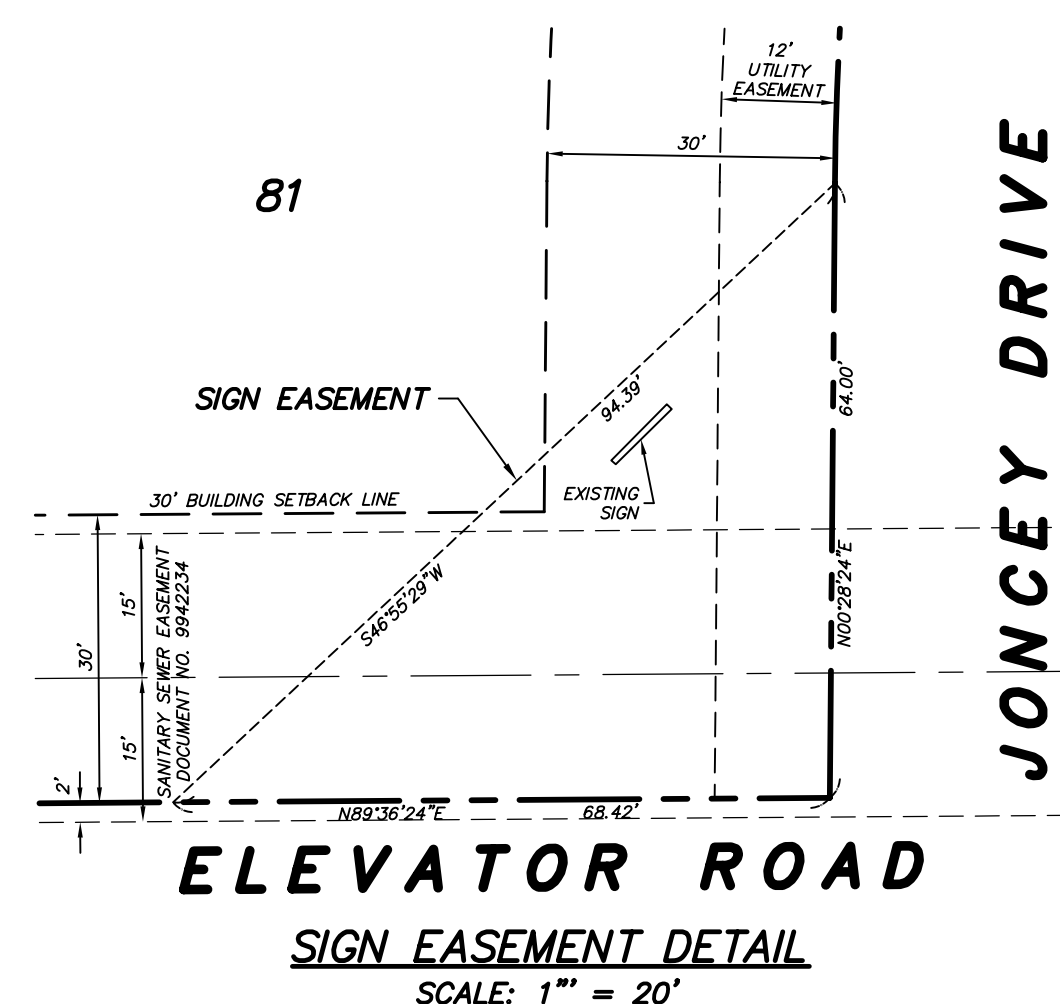
Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NICOR, INC., its successors and assigns to install, operate, maintain, repair, replace and remove facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, on an adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(c) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(c)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

- General Notes
- The future driveway for Lot 81 on Joney Drive should be placed as far North from Elevator Road as possible.
 - Direct vehicular access shall not be allowed to Elevator Road (County Highway 8) from Lot 81.



LEGAL DESCRIPTION:

I hereby certify that at the request of the owners, I have re-surveyed and re-subdivided according to the attached Final Plat No. 4 of F & D Kinnikinnick Creekside, Lots Three (3) and Four (4), as designated upon Final Plat No. 1 of F & D Kinnikinnick Creekside, being a subdivision of part of the Southwest Quarter of Section 27, and part of the Southeast Quarter of Section 28, all in Township 46 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 44 of Plats on Page 129B in the Recorder's Office of Winnebago County, Illinois. Situated in the County of Winnebago and State of Illinois. Containing 3.46 Acres.

I further certify that this plat is situated within 1 1/2 miles of the corporate limits of a city which has adopted 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, and that a 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, Illinois on Community-panel numbers 17201C0161D and 17201C0142D dated September 6, 2006.

Dimensions are given in feet and decimals of a foot unless otherwise noted. Iron pins 3/4-inch in diameter and 4 feet long have been found or set at all points marked 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 except as noted. All dimensions along curved lines are chord distances unless otherwise noted.

Given under my hand and seal this _____ day of _____, 20____.

Thomas R. Eddie
Illinois Professional Land Surveyor
No. 3635
(Exp. 11-30-26)

As owners, we hereby certify that we 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 for public purposes, and all easements shown are subject to the Easement Provisions hereon. We further certify that there are no liens or encumbrances on the property contained in this plat except the best of our knowledge, this land is situated in Kinnikinnick Community Consolidated School District #131 and Hononegah Community High School District #207 in Winnebago County, Illinois.

Owner: _____
Owner: _____
Owner: _____
Owner: _____
Owner: _____
Owner: _____
Owner: _____

I, _____, a Notary Public in and for the County of Winnebago in the State of Illinois, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledged that he (they) signed, sealed and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal this _____ day of _____, 20____.

Notary Public

We hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface waters into water retention areas, public areas, or drains which the subdivider has the right to use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Registered Professional Engineer _____ Owner or Duty Authorized Attorney _____
Date _____ Date _____

I hereby certify that I have received an approved drainage study for the property embraced within the attached Final Plat No. 4 of F & D Kinnikinnick Creekside. Construction plans have been submitted and approved, and all public improvements have been built as required, or security in sufficient amount has been provided for this construction.

Dated this _____ day of _____, 20____.

Village Engineer _____
Having reviewed the recommendations of the Planning Commission, and finding substantial conformity with all pertinent laws, rules, and regulations including this Ordinance and the tentative Plat of this subdivision as conditionally approved, this Plat is given final approval this _____ day of _____, 20____.

Village Plat Officer _____

This is to certify that the Village of Roscoe has reviewed the attached Final Plat No. 4 of F & D Kinnikinnick Creekside. In witness whereof, I have hereto set my hand this _____ day of _____, 20____.

President of the Village Board _____

This is to certify that the Village Board of the Village of Roscoe did, at its meeting on the _____ day of _____ A.D., 20____, approve of 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 said Village of Roscoe, this _____ day of _____ A.D., 20____.

Village Clerk _____

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 Final Plat No. 4 of F & D Kinnikinnick Creekside. In witness whereof, I have hereunto set my hand and seal of the county of Winnebago this _____ day of _____, 20____.

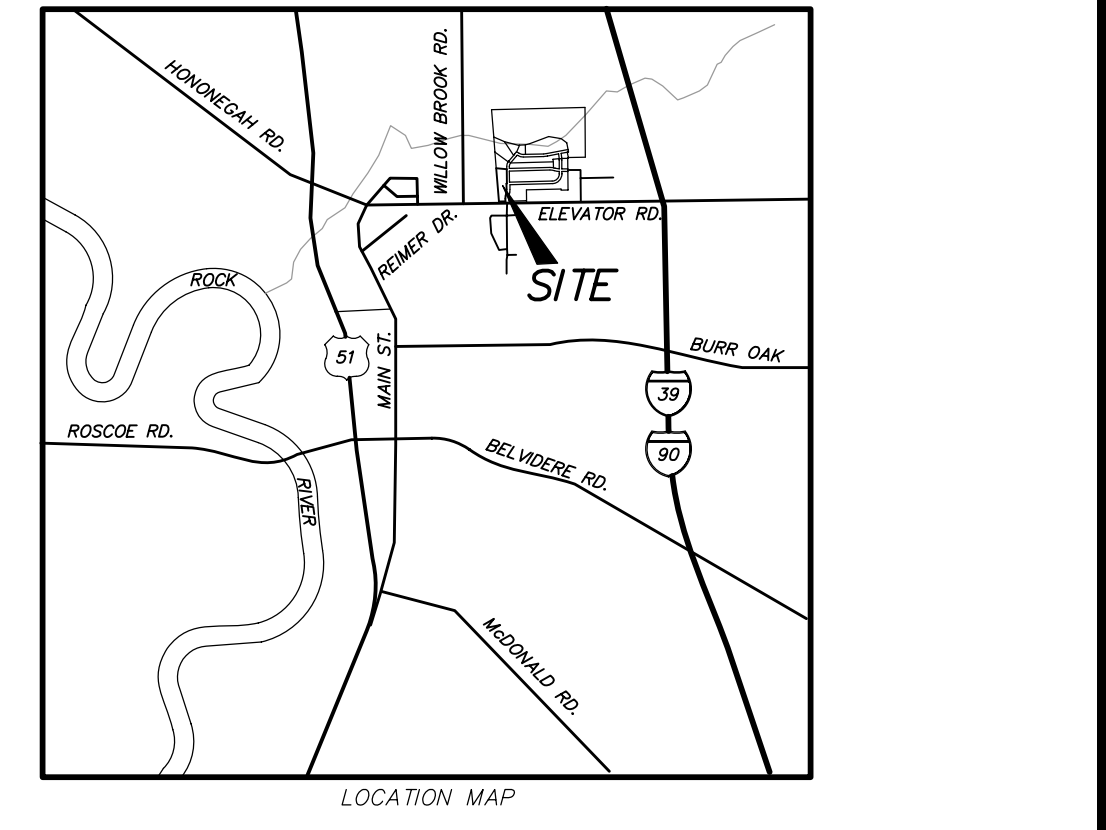
County Clerk _____

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

County Recorder _____

Document Number _____

OWNERS:
GERALD L. MCCURDY, as Trustee of The Gerald L. McCurdy Living Trust No. 510, Dated May 10, 2000
Barbara J. McCurdy as Trustee of the Barbara J. McCurdy Living Trust No. 510, dated May 10, 2000
F. LaVerne McCurdy
Lorraine McCurdy
David McCurdy
1912 KRUPKE ROAD
CALEDONIA, ILLINOIS 61011



PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
(815) 633-5097 - www.rkjohnsonassociates.com
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
AUGUST 27, 2025 JOB NO. 11559