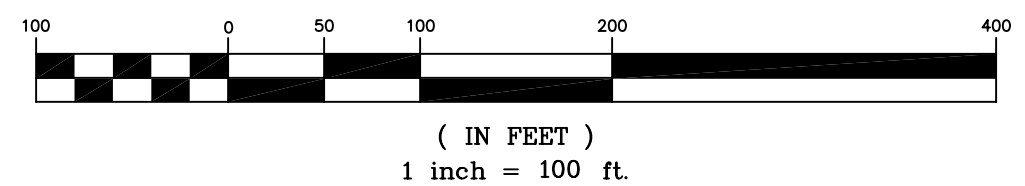


PLAT NO. 3
OF
GLENWOOD ESTATES
BEING A SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 46 NORTH, RANGE 2 EAST OF
THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
JUNE 2025
GRAPHIC SCALE



LEGEND

- 24** LOT NUMBER
- N 90°00'00" E 100.00' SQ. FT.** BEARING AND DISTANCE SQUARE FEET
- R** RADIUS
- SET 3/4" IRON PIN
- FOUND MONUMENT
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT (TO BE VACATED AT TIME OF RECORDING)

Easement Provisions
An easement is hereby reserved for and granted to the designated governmental bodies and public utilities, including but not limited to, electric, gas, water, sewer, telephone, cable television, and other utilities, to install, lay, construct, renew, operate and maintain storm and sanitary sewers, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary surfaces, gully, 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, to the extent of the easement, 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 all easement areas for storm and sanitary sewers and water mains, pipes, conduits, cables, poles, wires, braces, gully, anchors and other equipment and utility equipment installed on said easements or to 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 expenses.

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 restrict 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 **SOCK ENGST, CO-OP, INC.** and **GRANTEES**, their respective successors and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, lines, conductors, 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), and the property designated on the plat as "Common Area or Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common areas 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 on the surface of the property 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 Grantee. 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 "Common Element Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

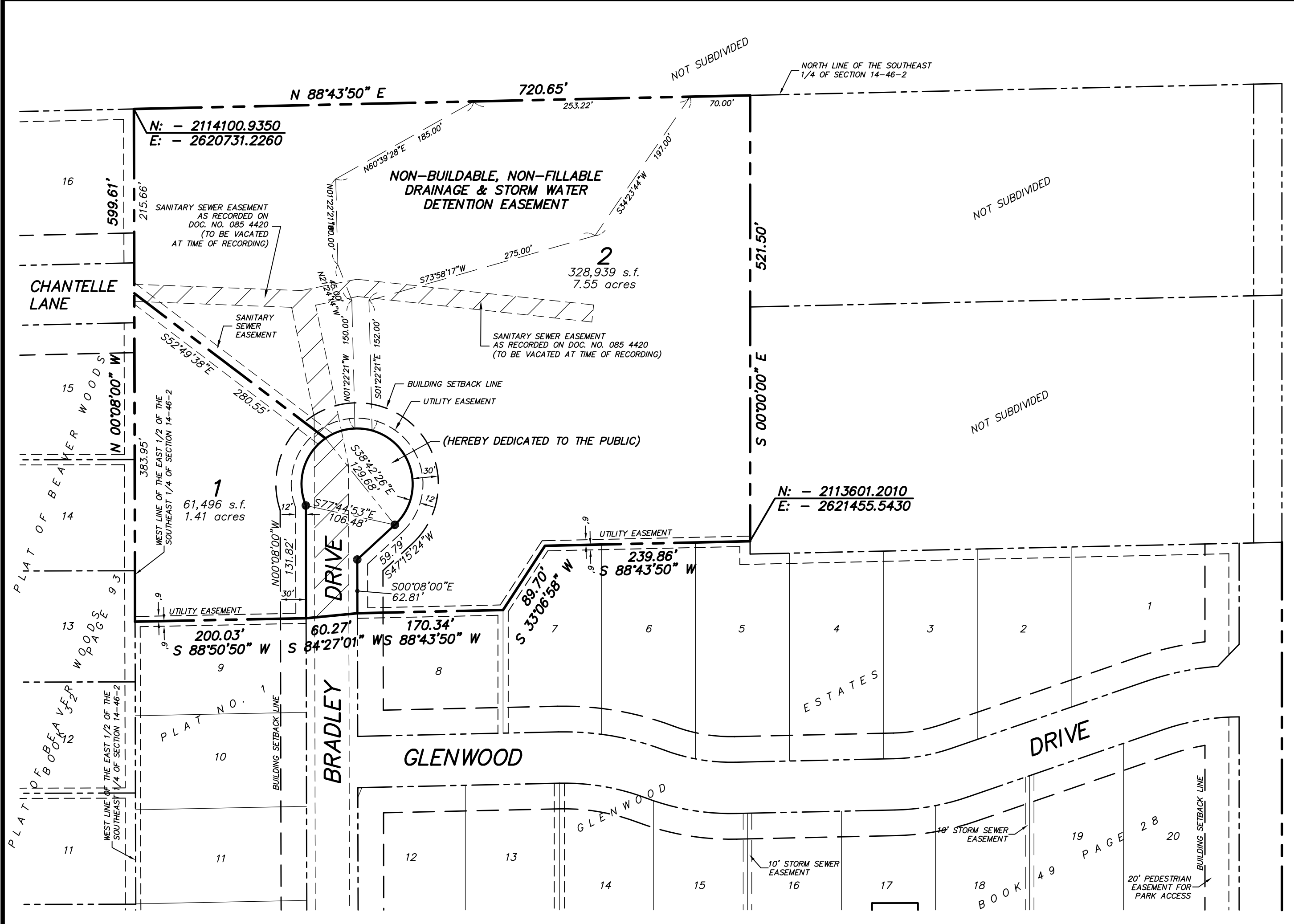
The term "Common Area or Areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by 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 Grantee at cost of the Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to **NICDR, INC.**, its successors and assigns, to install, operate, maintain 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, or on 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 NICDR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICDR. 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 the meaning set forth for such term in Section 605/2(e) of the "Common Element Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), 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.



LEGAL DESCRIPTION:

I hereby certify that at the request of the owners, I have surveyed and subdivided according to the attached Plat No. 3 of Glenwood Estates, a part of the Southeast Quarter of Section 14, Township 46 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northwest corner of Plat No. 1 of Glenwood Estates, being a subdivision of part of the Southeast Quarter of Section 14, Township 46 North, Range 2 East of the Third Principal Meridian, the plot of which subdivision is recorded in Book 49 of Plats on Page 28 in the Recorder's Office of Winnebago County, Illinois; thence North 00°-08'-00" West, along the West line of the East Half of said Quarter Section, 599.61 feet to the North line of said Quarter Section; thence North 88°-43'-50" East, along the North line of said Quarter Section, 720.65 feet; thence South 00°-00'-00" East, 521.50 feet to the North line of aforesaid Plat No. 1 of Glenwood Estates; thence South 88°-43'-50" West, 239.86 feet; thence South 33°-06'-58" West, 89.70 feet; thence South 88°-43'-50" West, 170.34 feet; thence South 84°-27'-01" West, 60.27 feet; thence South 88°-50'-50" West, 200.03 feet to the point of beginning (the previous 5 courses being along the North line of said Plat No. 1 of Glenwood Estates). Situated in the County of Winnebago and State of Illinois. Containing 9.41 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 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, Illinois on Community-panel number 1720100154D 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 _____, 2025, at Loves Park, Illinois.

Thomas R. Eddie
3635 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
LOVES PARK, ILLINOIS

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 those of our knowledge, this and is situated in Prairie Hill School District No. 133 and Hanonogah Community High School District No. 207 in Winnebago County, Illinois.

Owner: _____
Address: _____

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 Plat No. 3 Glenwood Estates. 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 Drainage 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 Plat No. 3 of Glenwood Estates.

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

WinGIS Program Manager _____

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 Plat No. 3 of Glenwood Estates.

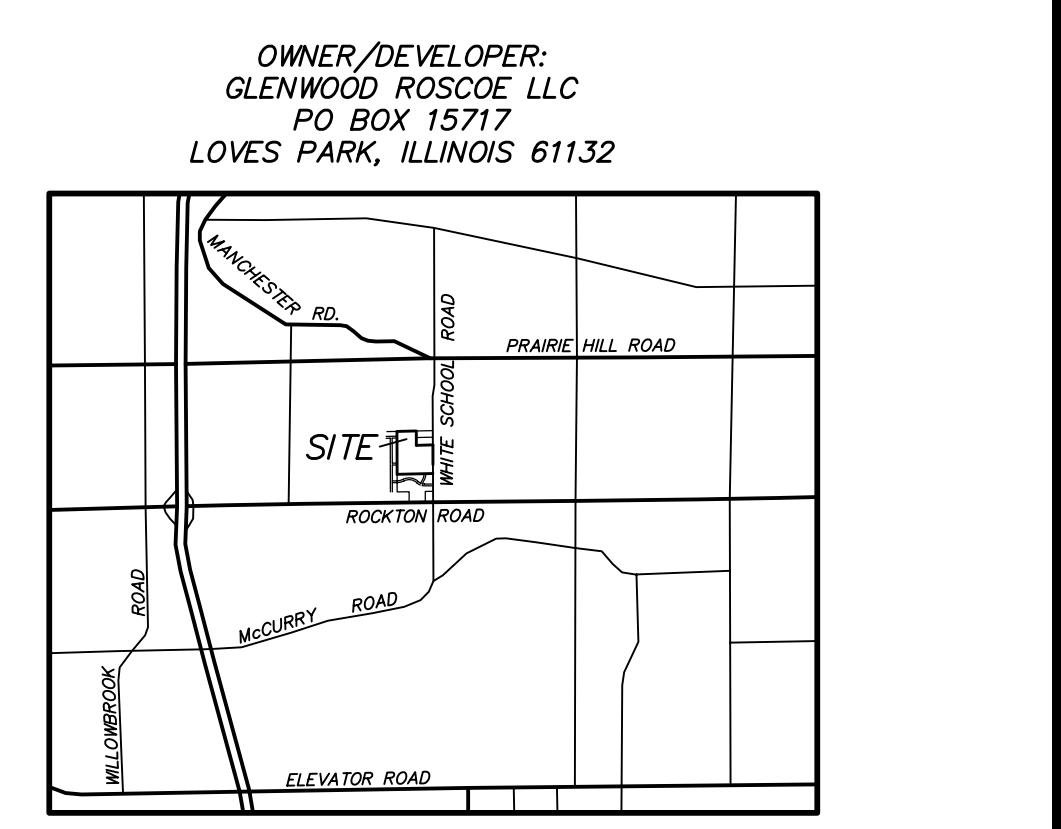
In witness whereof, I have hereunto set my hand and seal of the county of Winnebago this _____ day of _____, 20____.

_____ 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 _____



OWNER/DEVELOPER:
GLENWOOD ROSCOE LLC
PO BOX 15717
LOVES PARK, ILLINOIS 61132

LOCATION MAP

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
JUNE 25, 2025 JOB NO. 14935
SHEET 1 OF 1

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