



NORTH LINE OF THE NORTHEAST
QUARTER OF SECTION 21-46-02.
S.89°-10'-26"W.

THIS PLAT IS A MINOR SUBDIVISION
PER WINNEDAGO

ROCKTON ROAD (S.A. ROUTE 51)

N.89°-05'-08"E.

NORTH LINE OF THE NORTHWEST
QUARTER OF SECTION 22-46-02.

PREVIOUSLY DEDICATED TO
WINNEBAGO COUNTY

N.89°-05'-08"E. 343.07'

SOUTHERLY
RIGHT-OF-WAY FOR
ROCKTON ROAD

ILLINOIS
STATE
TOLL
HIGHWAY

ILLINOIS
STATE
TOLL
HIGHWAY

ILLINOIS
STATE
TOLL
HIGHWAY

WEST LINE OF PREMISES CONVEYED BY
ROCKFORD BLACKTOP LAND TRUST TO THE
ILLINOIS TOLL HIGHWAY AUTHORITY BY
DEED DATED MAY 31, 1994 AND
RECORDED AS DOCUMENT NO. 94444442.

① S07°-22'-57"W 34.95'
② S20°-09'-31"W 25.57'

LOT 10
0.601 ACRE

LOT 9
1.055 ACRES
1.656 ACRES

8

PLAT 2 BUSINESS PARK
I-90

RIGHT-IN
RIGHT-OUT
ACCESS

WILLOWBROOK ROAD (S.A. ROUTE 52)

EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 21-46-02.

WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 22-46-02.

PREVIOUSLY DEDICATED
TO WINNEBAGO
COUNTY

SUPPLY
ROAD

QUALITY DRIVE

PLAT 1 BUSINESS PARK
BOOK 44 PLATS PAGE 168A

3
8.567
ACRES

N.00°-00'-00"E.

N.02°-51'-45"E.

S.90°-00'-00"W.

PERFORMANCE DRIVE

PERFORMANCE DRIVE

TOTAL AREA OF PROPERTY = 1.656 ACRES

OWNER: FIRST ROCKFORD/WILLIAM CHARLES I PARTNERSHIP
4920 FOREST HILLS RD
LOVES PARK, IL

6
1.735
ACRES

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium 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, improvements, and appurtenances, which is owned by the grantor and is intended to be used by the grantor and the owners of the lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

PLAT NO. 3

OF

I-90 BUSINESS PARK

BEING A RE-SUBDIVISION OF LOT 1

OF PLAT 1 OF I-90 BUSINESS PARK

IN PART OF THE NORTHWEST QUARTER

OF SECTION 22, TOWNSHIP 46 NORTH,

RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WINNEBAGO COUNTY, ILLINOIS

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to COMMONWEALTH EDISON COMPANY, GTE ILLINOIS INCORPORATED (GTE), VERIZON, AMERITECH, ALLIANT ENERGY, INSIGHT COMMUNICATIONS, GRANITECH, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and in, over, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Easement," the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," and the property designated on the plat as a "Common Area or Areas," and the property designated on the plat for streets and alleys, whether public or private, 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, the right to cut, trim or remove trees, bushes and roots 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, grades facilities or in, upon or over the

premises within the dotted lines marked "Easement," without the prior written consent of the grantor. The grantor hereby agrees to indemnify, defend and hold the subdivided property and its owners harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the grantor or its owners in connection with the installation, 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(e), 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 subdivided lots, parcels or areas within the platted development, even though such beneficial use and enjoyment may be subject to the "Common Elements." The term "Common Area or Areas" shall include, but not be limited to, the "Common Elements," "Common Area or Areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

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

An easement is hereby reserved for and granted to NICOR GAS, its successors and assigns, to install, operate, maintain and remove, from time to time, facilities used in connection with the transmission and distribution of natural gas in, upon, 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, 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 gas facilities or in, upon or over the property identified on this plat as "Common Elements." The grantor hereby agrees to indemnify, defend and hold the subdivided property and its owners harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the grantor or its owners in connection with the installation of or 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.

"EASEMENT PROVISIONS"

"An easement is hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorization and/or franchises 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 properties with telephone, electric and other utilities and cable television service, and to install, lay, construct, renew, operate and maintain within said easement area said storm and sanitary sewers, pipes, conduits, cables, poles, wires, 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 threaten to interfere with any of the said public utility equipment or cable television equipment installed on said easement." No permanent buildings or trees shall be constructed or maintained on said easement, but the grantor agrees to indemnify, defend and hold the subdivided property and its owners harmless from and against all claims, damages, losses and expenses 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 storm and sanitary sewer facilities require that the underground utility or cable television equipment be moved or otherwise altered, the owners, their respective successors and assigns shall reimburse the utility company or cable television company for the necessary expense involved.



HERITAGE ENGINEERING, LTD.

PO BOX 5145
WINNEBAGO, IL 60093 61125

815/229-9422

DATE: 9-25-24

SCALE: 1"=50'

DESIGNED BY: J.M.J.A.G.

CHECKED BY: J.M.J.A.G.

DATE: 9-25-24

SHEET 1 OF 2

3826-24

3826-24R413-P1