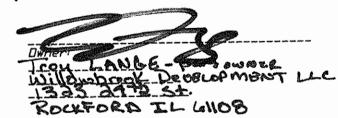
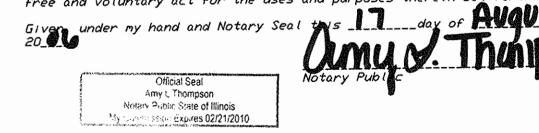


Illinois Professional Land Surveyor No. 2100 (Exp. 11-30-06)

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 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.



a Notary Public in and for the County of of Illinois, do hereby certify State of Illinois, and the same personally known to me to be the same person(s) whose name(s) s (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.



This Plat has been approved by the Winnebago County Highway Department with respect to the access pursuant to 765 ILCS 205/2.

However, an access permit is required by the owner of the progerty from the Winnebago County Highway Department in accordance to 605 ILCS 5/5-413, Dated this 28th day of July / , 2906)

Jang Lullery Vinnebago County Engineer

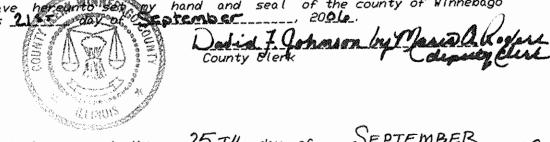
This is to certify that the Planning Commission of the Village of Roscoe did, at its meeting on the day of February, 2006, A.D., approve the Final Plat No. 1 of Villas of Willow Creek

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 

This is to certify that the Village of Roscoe has reviewed the attached 

This is to certify that the Village Board of the Village of Roscoe did, at its meeting on the 2006 day of 2006. A.D., 2006, approve of the Plat and authorize it to be recorded, In witness whereof, I Bonnie The Village Clerk of the Village of Roscoe hereunto set my hand and affixed the seal of said Village of Roscoe, this 9th day of A.D., 2006.

I, DAVID F. JOHNSON, 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. 1 of Villas of Willow Creek. In witness whereof, I have hereunto set my hand and seal of the county of Winnebago this 21



County Recorder

Document Number 0657442

ine maintenance of the grainage 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, regrading 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 COMMONWEALTH EDISON COMPANY and VERIZON, GRANTEES, their An easement for serving the Subaivision and other projectly will electric and communications service is hereby reserved for and granted to CUMMUNWEALTH EDISUN CUMPANY and VERIZUN, 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 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 an adjacent lots, and common area or areas to serve improvements thereon, or 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

The term 'Common Elenents' 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 apportionment to the separately owned lots, parcels or areas within the planned development, even though such the otherwise designated on the plant to the separately of the separate 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 area'. 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 structures such as a pool or retention pond, or mechanical equipment.

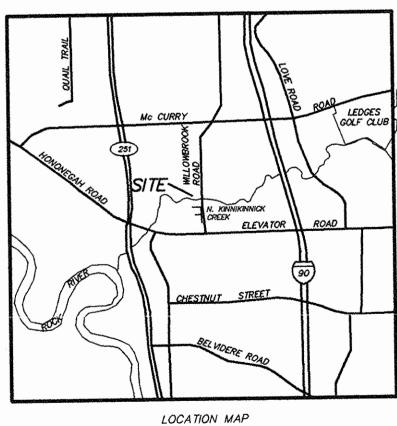
Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Dwner, upon written request. designated on this plat by other terms.

## General Notes

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

2. Direct vehicular access to Willowbrook Road from Lot 1 shall be allowed only at the ingress-egress and circulation easement.

3. The owners or members of the Villas of Willow Creek Homeowners Association shall be responsible for lining the drainage swale at the west end of willow creek lane if the Winnebago County Highway Department increases the size of the drainage structure crossing Willowbrook Road approximately 104' north of the northwest corner of Lot 1.



PREPARED BY: R.K. JOHNSON & ASSOCIATES, INC. CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS PROFESSIONAL ENGINEER - J. MICHAEL CAVANAGH, P.E. 28801 PROFESSIONAL SURVEYOR - THOMAS D. EDDIE, I.P.L.S. 2100 1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111 (815) 633-5097 (815) 633-4593 (FAX) ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000985 APRIL 17, 2006 JOB NO. 15057