

WINNEBAGO HIGHLANDS

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN VILLAGE OF WINNEBAGO, WINNEBAGO COUNTY, ILLINOIS

SURVEYOR

I HEREBY CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND SUBDIVIDED ACCORDING TO THE ATTACHED FINAL PLAT NO. 3 WINNEBAGO HIGHLANDS, BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF WINNEBAGO, WINNEBAGO COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BLOCKS TWO (2), THREE (3), FOUR (4), AND NINETEEN (19) AS DESIGNATED UPON THE PLAT OF CANAL TRUSTEE'S ADDITION TO THE TOWN OF WINNEBAGO, THE PLAT OF WHICH ADDITION IS RECORDED IN BOOK 32 OF DEEDS ON PAGES 320 AND 321 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, ALSO, SO MUCH OF GOODLING STREET WHICH LIES NORTH OF THIRD NORTH STREET AND SOUTH OF NORTH LINE OF BLOCKS TWO (2) AND THREE (3) IN SAID ADDITION WHICH WAS VACATED BY AN ACT OF THE GENERAL ASSEMBLY OF THE STATE OF ILLINOIS, EXCEPTING THEREFROM PART OF BLOCK NINETEEN (19) AND PART OF GOODLING STREET (VACATED BY AN ACT OF THE GENERAL ASSEMBLY OF THE STATE OF ILLINOIS), AS DESIGNATED UPON THE PLAT OF CANAL TRUSTEE'S ADDITION TO THE TOWN OF WINNEBAGO, THE PLAT OF WHICH ADDITION IS RECORDED IN BOOK 32 OF DEEDS ON PAGES 320 AND 321 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK EIGHTEEN (18) AS DESIGNATED UPON SAID PLAT (ALSO BEING THE WEST RIGHT OF WAY LINE OF GOODLING STREET); THENCE NORTH 00 DEGREES 06 MINUTES 27 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 436.35 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS EAST PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF THIRD NORTH STREET, A DISTANCE OF 299.04 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 436.35 FEET TO THE NORTH RIGHT OF WAY LINE OF THIRD NORTH STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 51 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING; ALSO EXCEPTING THEREFROM THE FINAL PLAT NO. 1 WINNEBAGO HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 47 OF PLATS ON PAGE 122 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; FURTHER EXCEPTING THEREFROM FINAL PLAT NO. 2 WINNEBAGO HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 47 OF PLATS ON PAGE 167 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; FURTHER EXCEPTING THEREFROM WINNEBAGO HIGHLANDS CONDOMINIUMS AS DELINEATED ON A SURVEY OF CERTAIN LOTS, OR PARTS THEREOF, IN THE FINAL PLAT NO. 2 WINNEBAGO HIGHLANDS, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 47 OF PLATS ON PAGE 167 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS AND/OR PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0661461, WHICH CAN BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; FURTHER EXCEPTING THEREFROM THE FINAL PLAT CROSSROADS SUBDIVISION, BEING A PART OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN AND BEING A PART OF BLOCKS 2 AND 19 OF CANAL TRUSTEE'S ADDITION TO THE TOWN OF WINNEBAGO, THE PLAT OF WHICH FIRST NAMED SUBDIVISION IS RECORDED IN BOOK 49 OF PLATS ON PAGE 165A IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; ALL BEING SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL OF A FOOT. DIMENSIONS ALONG CURVED LINES REPRESENT A CHORD MEASUREMENT MEASURED PIN TO PIN. IRON PINS 3/4 INCH IN DIAMETER AND 4 FEET LONG HAVE BEEN FOUND 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 ALL OF THIS FINAL PLAT NO. 3 WINNEBAGO HIGHLANDS IS LOCATED WITHIN THE INCORPORATED VILLAGE OF WINNEBAGO, ILLINOIS.

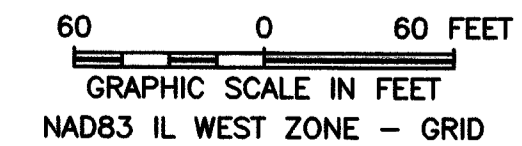
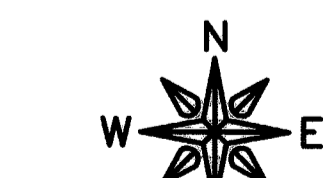
I FURTHER CERTIFY THAT THIS FINAL PLAT NO. 3 WINNEBAGO HIGHLANDS IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM MAP NO. 17201C0238D HAVING AN EFFECTIVE DATE OF SEPTEMBER 6, 2006.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF FEBRUARY, A.D. 2023.

Nicholas A. Grindey
NICHOLAS A. GRINDEY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3802
CURRENT EXPIRATION DATE: NOVEMBER 30, 2024

NOTE:

BUILDING SETBACK LINES FROM STREET, SIDE YARD, AND REAR YARD SHALL BE ESTABLISHED BY VILLAGE OF WINNEBAGO ZONING AND BUILDING CODE PRIOR TO ANY CONSTRUCTION. THE BUILDING SETBACK LINES SHOWN WERE ESTABLISHED FROM THE CURRENT ZONING REQUIREMENTS FOR THE GENERAL INDUSTRIAL DISTRICT.

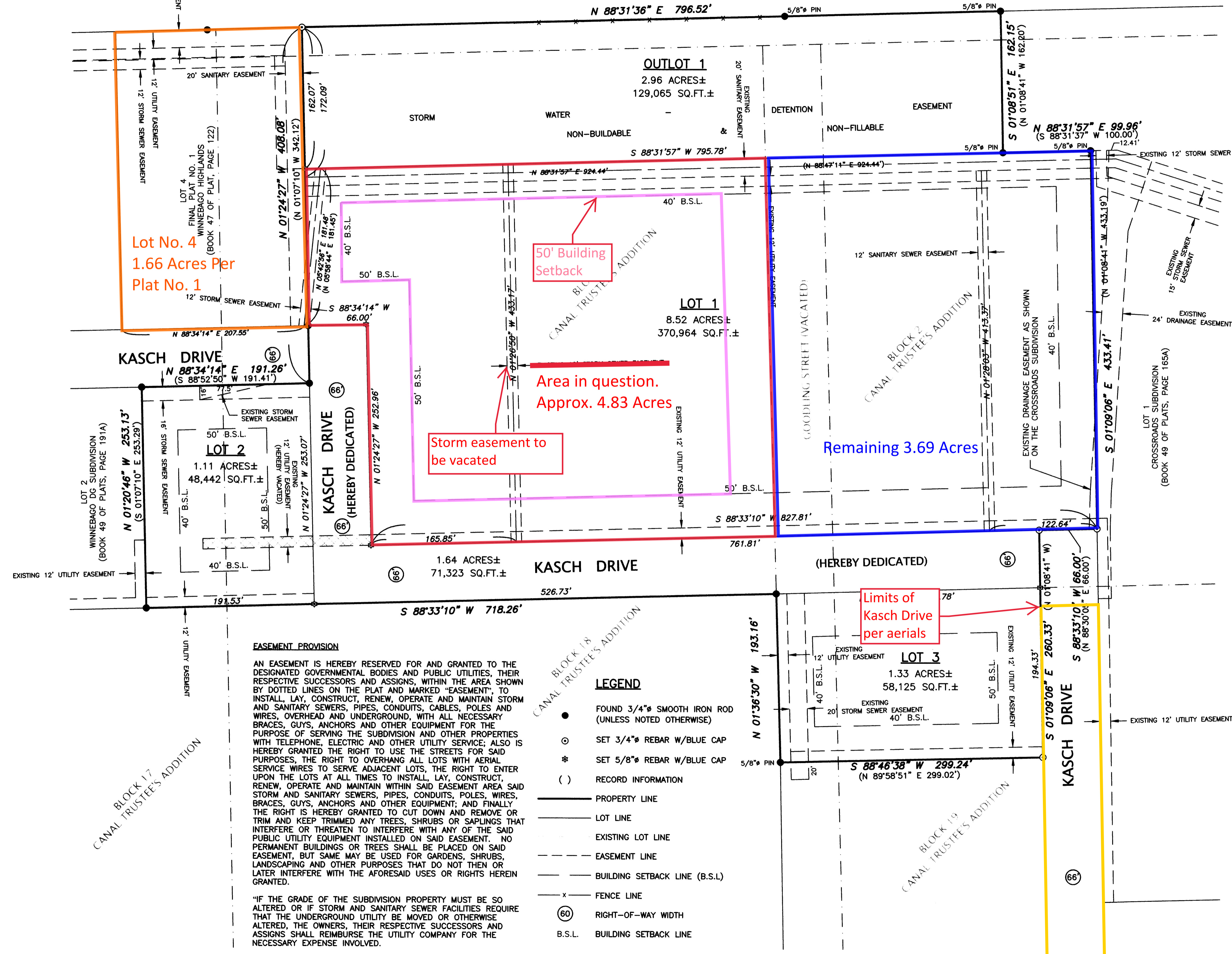


NAD83 IL WEST ZONE - GRID

FEHR GRAHAM ILLINOIS IOWA WISCONSIN
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 194-003025

101 W STEPHENSON ST. FREEPORT, IL 61032 P:815.235.7643

VILLAGE OF WINNEBAGO JOB NUMBER: 22-1168
DATE: 02/14/2023 FIELD WORK COMPLETED: 11/21/2022 SHEET NUMBER: 1 of 2
FIELD: DLL DRAWN: NAG QA/QC: _____



EASEMENT PROVISION
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE DESIGNATED GOVERNMENTAL BODIES AND PUBLIC UTILITIES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREA 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 UTILITY SERVICE; ALSO IS HEREBY GRANTED THE RIGHT TO USE THE STREETS FOR SAID PURPOSES, THE RIGHT TO OVERHANG ALL 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 WITHIN SAID EASEMENT AREA SAID STORM AND SANITARY SEWERS, PIPES, CONDUITS, 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 INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT INSTALLED ON SAID EASEMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER 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 STORM AND SANITARY SEWER FACILITIES REQUIRE THAT THE UNDERGROUND UTILITY BE MOVED OR OTHERWISE ALTERED, THE OWNERS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SHALL REIMBURSE THE UTILITY COMPANY FOR THE NECESSARY EXPENSE INVOLVED.

- LEGEND**
- FOUND 3/4" SMOOTH IRON ROD (UNLESS NOTED OTHERWISE)
 - ⊙ SET 3/4" REBAR W/BUE CAP
 - * SET 5/8" REBAR W/BUE CAP
 - () RECORD INFORMATION
 - PROPERTY LINE
 - LOT LINE
 - - - EXISTING LOT LINE
 - - - EASEMENT LINE
 - - - BUILDING SETBACK LINE (B.S.L)
 - x - FENCE LINE
 - Ⓟ RIGHT-OF-WAY WIDTH
 - B.S.L. BUILDING SETBACK LINE