

PLAT OF GUILFORD PARK SUBDIVISION

OF
PART OF THE SOUTH HALF OF LOT 15 OF THE PLAT OF SECTION 16,
TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS

ARC
DESIGN
RESOURCES
INC.
CIVIL ENGINEERING
LAND SURVEYING

OWNER CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

Know all men by these presents, _____

that have caused the property embraced within the attached "Plat of Guilford Park Subdivision" to be surveyed and subdivided, according to the plat, into numbered lots for the convenience in selling, streets for the use of the public, and perpetual easements for storm drainage, storm water detention, park areas, and for public utilities services as indicated, and labeled thereon. All streets, alleys, walkways, parks, playgrounds, and school sites shown on this plat are hereby dedicated to the public for public purposes.

I also certify that to the best of my knowledge the aforementioned property is located within the boundaries of the 205 Rockford Unit School District.

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

By: _____

By: _____

1475 S. PERRYVILLE ROAD
ROCKFORD, ILLINOIS 61008
VOICE: (815) 484-4300
FAX: (815) 484-4303 FAX
www.arcdesign.com
Design Firm License No. 184-001334

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I HEREBY CERTIFY that at the request of the owners, I have surveyed and subdivided according to the attached Plat of Guilford Park Subdivision, to locate the boundaries and corners thereof, that monuments were found or set as indicated thereon, and that the survey conforms to the normal standard of care of surveyors performing boundary surveys in Winnebago County, Illinois. Dimensions are given in Feet and decimals of a foot, distances along curves are shown as chord lengths, iron pins 3/4 inch in diameter and 4 feet long have been set or found at all corners marked _____, and iron pins 5/8 in diameter and 3 feet long have been set at all other corners, unless otherwise noted.

PROPERTY DESCRIBED AS: Part of the South Half of Lot 15 as designated upon the Plat of Section 16, Township 44 North, Range 2 East of the Third Principal Meridian as subdivided and laid out under the direction of the Trustees, the Plat of which is recorded in Book 2 of Plats on Page 158 in the Winnebago County Recorder's Office, more particularly bounded and described as follows, to-wit:

Commencing at the Southeast Corner of said Lot 15, point also being the Southeast Corner of the Southeast Quarter of said Section 16; thence South 88°31'51" West along the South line of said Lot 15, a distance of 613.99 feet to the West line of said Lot 15; thence North 00°37'27" West along the West line of said Lot 15, a distance of 50.00 feet to the Point of Beginning of this description, point also being on the North Right-of-Way line of Guilford Road per Microfilm Number 7020-1658; thence North 00°37'27" West continuing along said West line of Lot 15, a distance of 613.29 feet to the South line of the Plat of Cambridge Chase as recorded in Book 38 of Plats on Page 38 in the Winnebago County Recorder's Office; thence North 88°32'02" East along the South line of said Plat of Cambridge Chase, a distance of 613.99 feet to the West Right-of-Way line of Guilford Road per Microfilm Number 7020-1658; thence South 00°36'44" East along said West Right-of-Way line of Guilford Road, a distance of 568.78 feet; thence South 88°31'51" West along said West Right-of-Way line of Guilford Road, a distance of 432.86 feet; thence South 88°31'51" West along said West Right-of-Way line of Guilford Road, a distance of 37.67 feet to the East line of the premises conveyed to Charles M. Dewild, et al by instrument recorded on Microfilm No. 7104-1792 in the Winnebago County Recorder's Office; thence North 00°45'45" West along East line of said premises conveyed to Charles M. Dewild, et al, a distance of 114.97 feet to the North line of said premises conveyed to Charles M. Dewild, et al; thence South 88°31'51" West along the North line of said premises conveyed to Charles M. Dewild, et al, a distance of 99.00 feet to the West line of said premises conveyed to Charles M. Dewild, et al; thence South 00°45'45" East along the West line of said premises conveyed to Charles M. Dewild, et al, a distance of 114.97 feet to said North Right-of-Way line of Guilford Road; thence South 88°31'51" West along said North Right-of-Way line of Guilford Road, a distance of 432.86 feet, to the Point of Beginning, containing 8.371 acres, more or less, all being situated within the City of Rockford, Township of Rockford, County of Winnebago, and State of Illinois.

I FURTHER CERTIFY that reference has been made upon the accompanying plat to known and permanent monuments from which future re-surveys may be made and that I have found or set survey monuments as shown thereon. Discrepancies between the platted and measured location of monuments have been noted on the accompanying plat.

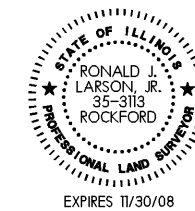
I FURTHER CERTIFY that the location, size and/or existence of any utility service lines to the property and subsurface improvements on and adjacent to the site are not necessarily shown.

I FURTHER CERTIFY that this plat is situated within the corporate limits of a city which has 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.

I FURTHER STATE that part of the above described property is within Special Flood Zone Area "ZONE X" as identified by the National Flood Insurance Program on the Flood Insurance Rate Map Panel Numbers 17201C0267D and 17201C0286D effective date September 6, 2006.

Dated this ____ day of _____, 20 ____.

Ronald J. Larson, Jr.
Illinois Professional Land Surveyor No. 35-3113
Arc Design Resources, Inc.
1475 South Perryville Road
Rockford, IL 61008
(815) 484-4300



CITY LEGAL DIRECTOR CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

This is to certify that the City Council of the City of Rockford did, at its meeting of the ____ day of _____, 20 ____ approved this Plat and authorize it to be recorded.

In witness whereof, I _____, Legal Director for the City of Rockford, have hereunto set my hand and affixed the seal of said City of Rockford this ____ day of _____, 20 ____.

LEGAL DIRECTOR

CITY PLAT OFFICER CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

Having reviewed the recommendations of the Planning Division, Department of Community Development, and the conditions placed on this Final Plat by City Council, and finding substantial conformity with all pertinent laws, rules and regulations and the tentative plat of this subdivision as conditionally approved, this plat is given final approval this ____ day of _____, 20 ____.

CITY PLAT OFFICER

CITY ENGINEER CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I hereby certify that I have received an approved drainage study for the property embraced within the attached "Plat of Guilford Park Subdivision" 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 ____.

CITY ENGINEER

NOTARY PUBLIC CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

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 whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

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

My Commission Expires _____

NOTARY PUBLIC

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

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 land embraced within the annexed "Plat of Guilford Park Subdivision".

COUNTY CLERK

COUNTY RECORDER CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

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

COUNTY RECORDER

DOCUMENT NUMBER

APPROVED CITY OF ROCKFORD EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchisees 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, water mains, gas mains, surface drainage facilities, 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 or cable television service; also is hereby granted the right to use the streets for said purposes, the right to install the required service connections over or under the surface on each lot and "Common area or areas" and "Common elements" to serve improvements thereon, or on adjacent lots and common area or areas and common elements, the right to enter upon the subdivided property at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers and water mains, gas mains, 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, saplings and roots, and remove any fences or landscape plantings that interfere with any of the public utility equipment or cable television equipment installed on the easement without responsibility to replace same, other than to replant any grass removed. No permanent structures, trees or beams shall be placed on the easement, but the easement may be used for purposes that do not and nor later interfere with the aforesaid uses or rights herein granted. If the grade of the subdivision property must be so altered or if private service lines require that the existing underground utility or cable television equipment be moved or otherwise altered, the property owners, their respective successors and assigns, shall reimburse the utility or cable television company for the necessary expense involved.

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 area", "common ground", "parking and common areas". The terms "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 or retention pond or mechanical equipment.

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.

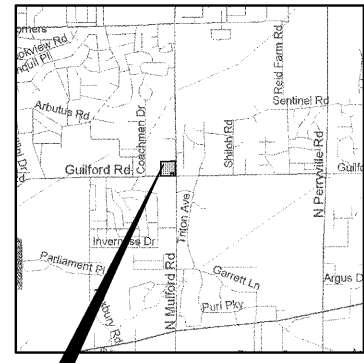
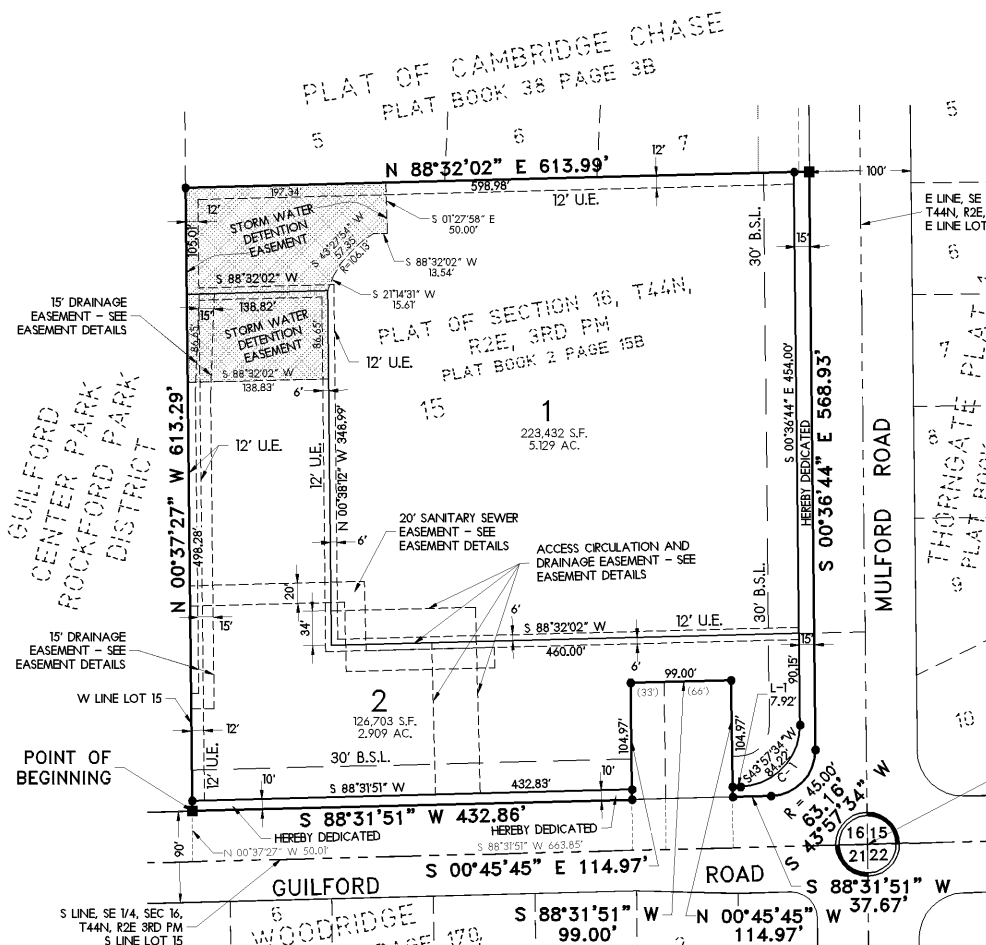
Stormwater detention (or drainage) easement from Owner(s) to City of Rockford:

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, 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.

At the time of recording, this plat is to be served by the following public utility companies: Rock River Water Reclamation District, Rockford Water, Commonwealth Edison Company, NTCOR, AT&T, Insight Communications.

ACCESS RESTRICTION NOTE

Lot 2 shall not have direct access to Mulford Road, and access to Guilford Road shall be limited to the one access point shown on the plat.



SITE VICINITY MAP

POINT OF COMMENCEMENT
SE COR. SE 1/4, SEC. 16,
T44N, R2E 3RD PM.
SE COR. LOT 15



CURVE TABLE

NUMBER	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C-1	60.00	S 43°57'33" W	84.22	89°08'36"

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L-1	S 88°31'51" W	7.92'

OWNERS
AUXII AND ASSOCIATES, INC., AS TRUSTEE
AUXII TRUST NO. 99
6375 SPRING BROOK ROAD
ROCKFORD, IL 61114

LEGEND

■	SET CONCRETE MONUMENT
R	RADIUS
N 45°52'36" E	MEASURED BEARING
586.78'	MEASURED DISTANCE
(586.78')	RECORD DISTANCE
---	PROPOSED BUILDING SETBACK LINE
---	EXISTING BUILDING SETBACK LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	SECTION LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXTERIOR BOUNDARY LINE
---	INTERIOR LOT LINE
---	EXISTING PROPERTY LINE
1	LOT NUMBER
AC.	ACRES
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE

EASEMENT DETAIL
12' U.E. NOT SHOWN