

ZONING INFORMATION

THE PROPOSED LOTS ARE IN THE R-1.5 SINGLE-DWELLING RESIDENTIAL ZONING DISTRICT.
SOUTH VALLEY, ILLINOIS (COMMUNALITY-4-1)

ALL SETBACK REQUIREMENTS ARE BASED UPON THE VALUE OF THE LAND.
SEE SCHEDULE A FOR FURTHER INFORMATION.

DEVELOPER: JAMES A. FAYERS, INC.

OWNER: JAMES A. FAYERS, INC.

DATE: MAY 12, 2010

SCALE: 1" = 40'

DATE: MAY 12, 2010

PROJECT: RESUBDIVISION PLAT OF OAK KNOLL SOUTH TWIN ESTATES - PHASE II

LAND AREA

TOTAL PLAT AREA: 1.6000 ACRES
TOTAL PLAT AREA: 138,535 S.F. (3.26 ACRES)
NET AREA: 138,535 S.F. (3.17 ACRES)

OWNER/DEVELOPER

JAMES A. FAYERS, INC.
220 S. MAIN STREET
ROCKFORD, ILLINOIS 61102

RESUBDIVISION PLAT OF OAK KNOLL SOUTH TWIN ESTATES - PHASE II

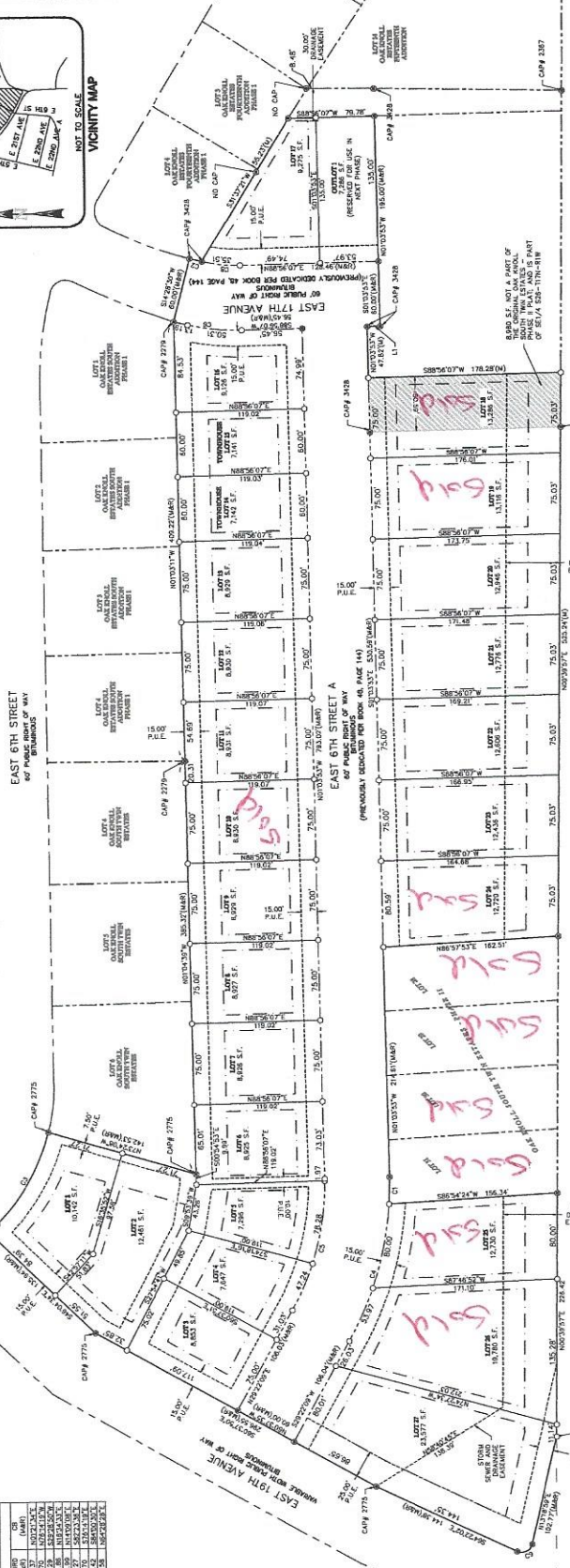
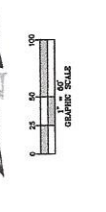
BEING A RESUBDIVISION OF LOTS 1 THRU 27 AND LOTS 30 THRU 35 OF OAK KNOLL SOUTH TWIN ESTATES, PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH P.M., VILLAGE OF COAL VALLEY, ROCK ISLAND COUNTY, ILLINOIS

CURVE TABLE

CURVE	START RANGE	END RANGE	ANGLE (DEG)	PIECE POINT
C1	23.28	30.00	45.00°	27.51
C2	30.00	35.00	90.00°	32.50
C3	35.00	40.00	90.00°	37.50
C4	40.00	45.00	90.00°	42.50
C5	45.00	50.00	90.00°	47.50
C6	50.00	55.00	90.00°	52.50
C7	55.00	60.00	90.00°	57.50
C8	60.00	65.00	90.00°	62.50
C9	65.00	70.00	90.00°	67.50
C10	70.00	75.00	90.00°	72.50
C11	75.00	80.00	90.00°	77.50
C12	80.00	85.00	90.00°	82.50
C13	85.00	90.00	90.00°	87.50

LINE TABLE

LINE	START	END	LENGTH	BEARING
L1	0+00	0+30.00	30.00	N00°00'00"E
L2	0+30.00	0+60.00	30.00	N00°00'00"E
L3	0+60.00	0+90.00	30.00	N00°00'00"E
L4	0+90.00	0+120.00	30.00	N00°00'00"E
L5	0+120.00	0+150.00	30.00	N00°00'00"E
L6	0+150.00	0+180.00	30.00	N00°00'00"E
L7	0+180.00	0+210.00	30.00	N00°00'00"E
L8	0+210.00	0+240.00	30.00	N00°00'00"E
L9	0+240.00	0+270.00	30.00	N00°00'00"E
L10	0+270.00	0+300.00	30.00	N00°00'00"E



LEGEND

- SILENT ROAD
- PUBLIC UTILITY EXHIBIT
- ADJACENT PROPERTY LINE
- BALDING SETBACK LINE
- CENTRELINE
- EASEMENT LINE
- POINT OF BEGINNING
- POINT OF WAY LINE
- INTERNAL LOT LINE
- SOURCE POINT
- ROAD RIGHT-OF-WAY
- POINT OF COMMENCEMENT
- POINT OF INTERSECTION
- RECORD & REWARD
- FIND

SURVEYOR'S NOTES

1. THE PROPOSED LOTS ARE IN THE R-1.5 SINGLE-DWELLING RESIDENTIAL ZONING DISTRICT.
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7. THE PROPOSED LOTS ARE IN THE R-1.5 SINGLE-DWELLING RESIDENTIAL ZONING DISTRICT.

SURVEYOR CERTIFICATE

I, JAMES A. FAYERS, AN ENGINEER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ATTACHED RESUBDIVISION PLAT OF OAK KNOLL SOUTH TWIN ESTATES - PHASE II IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE ETHICS OF THE SURVEYING PROFESSION.

COUNTY CLERK

STATE OF ILLINOIS } SS
COUNTY OF COAL VALLEY }
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ATTACHED RESUBDIVISION PLAT OF OAK KNOLL SOUTH TWIN ESTATES - PHASE II IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE ETHICS OF THE SURVEYING PROFESSION.

ENGINEER'S CERTIFICATE

I, JAMES A. FAYERS, AN ENGINEER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ATTACHED RESUBDIVISION PLAT OF OAK KNOLL SOUTH TWIN ESTATES - PHASE II IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE ETHICS OF THE SURVEYING PROFESSION.

OWNER

I, JAMES A. FAYERS, AN ENGINEER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ATTACHED RESUBDIVISION PLAT OF OAK KNOLL SOUTH TWIN ESTATES - PHASE II IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE ETHICS OF THE SURVEYING PROFESSION.

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COAL VALLEY }
I, _____, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE ATTACHED RESUBDIVISION PLAT OF OAK KNOLL SOUTH TWIN ESTATES - PHASE II IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE ETHICS OF THE SURVEYING PROFESSION.

APPROVED THIS _____ DAY OF _____, 2010.

STATE OF ILLINOIS }
COUNTY OF COAL VALLEY }
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ATTACHED RESUBDIVISION PLAT OF OAK KNOLL SOUTH TWIN ESTATES - PHASE II IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE ETHICS OF THE SURVEYING PROFESSION.

XCEL Consultants
Engineering & Land Surveying

8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(309) 297-9988
(309) 756-5540

CHK BY: APV BY: BCH JAF
XCEL JOB NUMBER: 150606
DRAWING NUMBER: 1 OF 1

