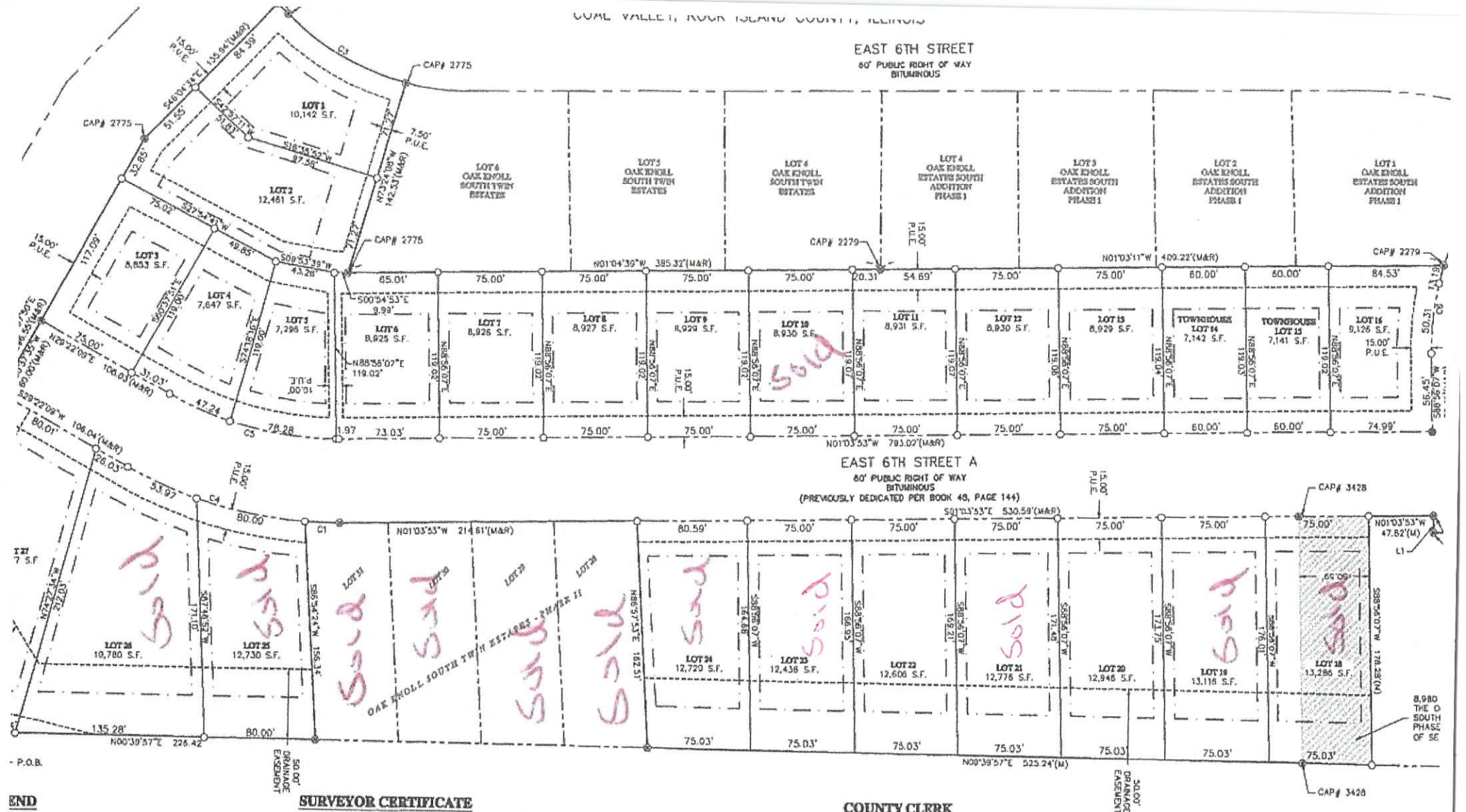

END

- SET 5/8" IRON ROD (UNLESS NOTED)
- FND IRON ROD (CAP NUMBER NOTED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- CENTERLINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- INTERNAL LOT LINE
- PUBLIC UTILITY EASEMENT
- SQUARE FEET
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT OF WAY

SURVEYOR CERTIFICATE

I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ATTACHED RESUBDIVISION PLAT NAMED OAK KNOLL SOUTH TWIN ESTATES – PHASE II IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE VILLAGE OF COAL VALLEY SUBDIVISION ORDINANCE OF THE FOLLOWING DESCRIBED REAL ESTATES TO WIT:

BEING A RESUBDIVISION OF LOTS 1 THRU 27 AND LOTS 32 THRU 35 OF OAK KNOLL SOUTH TWIN ESTATES – PHASE II AND 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 ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N00°39'57"E, A DISTANCE OF 789.50' TO THE POINT OF BEGINNING, THENCE CONTINUING N00°39'57"E, A DISTANCE OF 226.42; THENCE S86°54'24"W, A DISTANCE OF 156.34' TO THE EASTERLY RIGHT OF WAY LINE OF EAST 6TH STREET A; THENCE 25.38' ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00' (SAID CURVE HAVING A LONG CHORD DISTANCE OF 25.37' BEARING N01°03'53"E); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N01°03'53"W, A DISTANCE OF 214.61'; THENCE N86°57'53"E, A DISTANCE OF 102.51'; THENCE N00°39'57"E, A DISTANCE OF 525.24'; THENCE S88°56'07"W, A DISTANCE OF 178.28' TO THE EASTERLY RIGHT OF WAY LINE OF EAST 6TH STREET A; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N01°03'53"W, A DISTANCE OF 47.82'; THENCE N88°56'07"E, A DISTANCE OF 12.00'; THENCE N01°03'53"W, A DISTANCE OF 195.0'; THENCE S88°56'07"W, A DISTANCE OF 79.78'; THENCE S31°37'21"W, A DISTANCE OF 155.23' TO THE NORTHERLY RIGHT OF WAY LINE OF EAST 17TH STREET; THENCE 11.70' ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 470.00' (SAID CURVE HAVING A LONG CHORD DISTANCE OF 11.70' BEARING S76°14'18"E); THENCE S14°28'30"W, A DISTANCE OF 80.00' TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST 17TH STREET; THENCE S01°03'55"E, A DISTANCE OF 796.54'; THENCE N73°24'08"W, A DISTANCE OF 142.53' TO THE EASTERLY RIGHT OF WAY LINE OF EAST 6TH STREET A; THENCE 99.55' ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.00' (SAID CURVE HAVING A LONG CHORD DISTANCE OF 98.29' BEARING S29°28'50"W); THENCE CONTINUING ALONG SAID RIGHT OF WAY S43°31'32"W, A DISTANCE OF 10.61' TO THE NORTHERLY RIGHT OF WAY LINE OF EAST 19TH AVENUE; THENCE ALONG SAID RIGHT OF WAY OF EAST 19TH AVENUE S46°04'34"E, A DISTANCE OF 135.94'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S60°37'50"E, A DISTANCE OF 298.55'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S84°22'02"E, A DISTANCE OF 144.38'; THENCE N64°28'28"E, A DISTANCE OF 15.88'; THENCE N13°18'59"E, A DISTANCE OF 102.77' TO THE POINT OF BEGINNING.

COUNTY CLERK

STATE OF ILLINOIS } SS
COUNTY OF ROCK ISLAND }

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS _____ DAY OF _____ 201__ A.D.

_____
ROCK ISLAND COUNTY CLERK

VILLAGE OF COAL VALLEY

STATE OF ILLINOIS } SS
COUNTY OF ROCK ISLAND }

APPROVED THIS _____ DAY OF _____ 201__ A.D.

_____
VILLAGE OF COAL VALLEY ADMINISTRATIVE OFFICER

ENGINEER'S CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS EITHER WITHIN OR AROUND THIS SUBDIVISION W BE CHANGED BY THE CONSTRUCTION OF SAME OR PARTS THEREO BUT ADEQUATE PROVISION HAS BEEN MADE TO COLLECT AND DIV SAID SURFACE WATERS TO PUBLIC DRAINS OR PRIVATE DRAINS T WHICH THE OWNER HAS LEGAL ACCESS AND SAID PRO-VISIONS A SUCH THAT THE CAPACITY OF NO NATURAL OR MAN-MADE DRAI WILL BE EXCEEDED AND NO DAMAGE TO ADJOINING PROPERTIES W INCUR BECAUSE OF SAID PROVISIONS.

_____
REGISTERED PROFESSIONAL ENGINEER