

State Of Illinois )  
 County of Rock Island ) SS. OWNER'S CERTIFICATE  
 Village of Coal Valley )

Know all men by these presents, that the Donald R. Bealer Family Limited Partnership L.P., Developer, Owner of the land shown on the accompanying plat and described in the accompanying Certificate of the Surveyor, do hereby certify that I have caused said Survey to be made and acknowledge the said Plat as correct, and do hereby adopt and accept the same and cause it to be known as Oak Knoll South Twin Estates Phase II.

Easements are hereby dedicated for the use of the Village of Coal Valley, and public utilities franchised to do business within the Village of Coal Valley, as indicated on the plat and marked drainage and utility easement to install, lay, construct, renew, operate and maintain drainage ways, drainage structures, gas, water, sewer pipes, conduits, cable, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other appliances for the purpose of serving the subdivision and other property with gas, water, sewer, electric, cable television, telecommunications and telephone service, to overhang all lots with aerial service wires to serve adjacent lots, together with the right to enter upon lots at all times to install, lay, construct, renew, operate and maintain said gas, water and sewer pipes, conduits cables, poles, wires, braces, guys, anchors and other appliances, and to trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with said public utility equipment, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for public utility purposes.

The following restrictive covenants are impressed upon the lands of said subdivision, and the following restrictive covenants shall be binding upon all subsequent owners and purchasers, their heirs or assigns, of the lots in said subdivision.

1. All lots in this subdivision shall be for single or two-family use. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
2. No trailer, basement, tent, shack, garage, barn or other accessory building erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
3. No building or portion thereof, except terraces and open porches, shall be located nearer the front line of any lot, nor nearer the side street line than shown by the building line established by the plat.
4. No residence or other building shall be erected without the party desiring to build presenting to the Donald R. Bealer Family Limited Partnership, L.P., hereinafter referred to as "Developer," a complete set of plans and specifications and grade line elevations for said structure, and shall have the approval of said developer before any construction shall be commenced. All one-story houses shall contain a minimum of 1,200 square feet of living area; all two-story houses shall contain a minimum of 900 square feet of living area on the first floor.

5. All surplus soil, rock or dirt to be removed from any lot shall be removed and deposited under the direction of the developer to a place in said subdivision to be determined by him.

It is hereby understood and agreed that the Developer shall have the right to grade any of said lots to conform to the grade of the street where there is a cut or a fill, and to remove the soil, rock or dirt to any other lot in said subdivision that he shall see fit.

6. No owner of any lot in said subdivision shall at any time change the grade or slope of the drainage and utility easements as laid out and developed without the consent of the Developer and the Village of Coal Valley, Illinois.
7. An easement is hereby reserved for the use of governmental bodies and public utility companies, as shown by the dotted lines on the plat and marked "Easement," to install, lay, construct, renew, operate and maintain gas, water and sewer pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other appliances for the purpose of serving the subdivision and other property with gas, water, sewer, electric, telephone, telecommunications systems and Cable TV service, including the right to use the streets where necessary and to overhang all lots with aerial service wires to serve adjacent lots, together with the right to enter upon the lots as all times to install, lay, construct, renew operate and maintain said gas, water and sewer pipes, conduits, cables, poles, wires, braces guys, anchors and other appurtenances, and to trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with said public utility equipment, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for public utility purposes.
8. The owner of each lot shall implement and maintain soil erosion and sedimentation control measures during and after construction as set forth in the erosion control plan for Oak Knoll South Twin Estates Phase II, prepared by the Developer and approved by the Village of Coal Valley.
9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
10. If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real estate situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenants and either to prevent him or them from so doing, or to recover damages or other dues for such violations.
11. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sidewalks, where required, shall be constructed at the time a structure is constructed or at the direction of the Board of Trustees of the Village of Coal Valley.

All streets, alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Building setback lines are hereby established as shown on this Plat, between which lines and the property lines of the streets there shall be erected or maintained no building structure.

The foregoing restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until 2037, at which time said restrictions shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these restrictions, in whole or in part. Invalidation of any one of the foregoing restrictions, by judgment or court order, shall in no way affect any of the other restrictions, which shall remain in full force and effect.

In witness whereof, I hereunto affix my hand and seal this 21<sup>st</sup> day of June, 2013.

*Beverly J. Bealer, Trustee to the Beverly J. Bealer Trust General Partner*

Donald R. Bealer Family Limited Partnership, L.P.  
Beverly J. Bealer, Trustee of the Beverly J. Bealer Trust

(Seal)

State of Illinois )

Notary Public's Certificate

Rock Island County )

I, Diane M. Dalldorf, a Notary Public in and for said county, in the state aforementioned, do hereby certify that Beverly J. Bealer, Trustee of the Beverly J. Bealer Trust personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth, including the release waiver for the right of homestead.

Given under my hand and notarial seal this 21<sup>st</sup> day of June, 2013.

OFFICIAL SEAL  
DIANE M. DALLDORF  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1-11-2014

*Diane M. Dalldorf*  
Notary Public

*Thomas E. Caldwell*  
Chairman, Planning Commission

State of Illinois )

School District Certification

County of Rock Island )

I hereby affirm that the property designated Oak Knoll South Twin Estates Phase II, in Rock Island County, Illinois, is situated in Moline/Coal Valley School District No.40.

*Beverly J. Bealer, Trustee of the  
Beverly J. Bealer Trust, General Partner*  
Donald R. Bealer Family Limited Partnership, L.P.

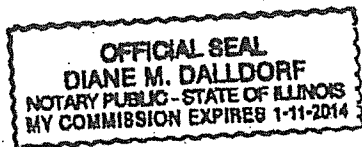
State of Illinois )

Notary Public's Certificate

County of Rock Island )

I, Diane M. Dalldorf, a Notary Public in and for said county, in the state aforementioned, do hereby certify that Beverly J. Bealer, <sup>Trustee of Beverly J. Bealer Trust</sup> personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth, including the release waiver for the right of homestead.

Given under my hand and notarial seal this 21st day of June, 2013.



*Diane M. Dalldorf*  
Notary Public

State of Illinois )

County of Rock Island

County Clerk's Certificate

I, Karen Kinney, County Clerk of the county aforementioned, do hereby certify that I have examined the tax records of the property shown on the attached plat of Oak Knoll South Twin Estates in the County of Rock Island, and find no delinquent general taxes or unpaid current general taxes against the tract of said attached plat.

Given under my hand and seal this 23 day of July, 2013

Karen Kinney  
County Clerk  
Rock Island County



State of Illinois )  
County of Rock Island )  
Village of Coal Valley )

Village Board Approval

The Final Plat of Oak Knoll South Twin Estates Phase II was approved by the Coal Valley Village Board at a meeting held on 19 June, 2013.

[Signature]  
President, Village Board

[Signature]  
Village Clerk

State of Illinois )  
County of Rock Island )  
Village of Coal Valley )

Planning Commission Approval

The Final Plat of Oak Knoll South Twin Estates Phase II was approved by the Coal Valley Village Planning Commission at a meeting held on 27 June, 2013.

## EXHIBIT A

The Grantor, the Donald R. Bealer Family Limited Partnership, L.P., Owner/Developer of Oak Knoll South Twin Estates Phase II, hereby grants, conveys, warrants and dedicates to the Grantee, the Village of Coal Valley, Illinois, the rights-of-way and easements contained within the following described real estate identified as Oak Knoll South Twin Estates Phase II,

LOT 7 OF OAK KNOLL SOUTH TWIN ESTATES AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4<sup>TH</sup> PM, VILLAGE OF COAL VALLEY, ROCK ISLAND COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AS A POINT OF BEGINNING AT THE SOUTHEAST CORNER OF OAK KNOLL ESTATES SOUTH ADDITION PHASE 1

THENCE NORTH 01 03' 11" WEST 409.22 FEET ALONG THE EASTERLY LINE OF SAID OAK KNOLL ESTATES SOUTH ADDITION PHASE 1 TO THE NORTHEAST CORNER OF LOT 1 OF OAK KNOLL ESTATES SOUTH ADDITION PHASE 1;

THENCE NORTH 14 28' 30" EAST 60.00 FEET ALONG THE SAID EASTERLY LINE OF SAID OAK KNOLL ESTATES SOUTH ADDITION PHASE 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF EAST 17<sup>TH</sup> AVENUE TO THE SOUTHERLY LINE OF LOT 4 OF OAK KNOLL ESTATES FOURTEENTH ADDITION PHASE 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 17<sup>TH</sup> AVENUE;

THENCE 11.70 FEET ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY (THE CHORD OF SAID CURVE BEARS SOUTH 76 14 19 EAST 11.70 FEET) ALONG THE SAID SOUTHERLY LINE OF LOT 4 OF OAK KNOLL ESTATES FOURTEENTH ADDITION PHASE 1 TO THE SOUTHEAST CORNER OF LOT 4 OAK KNOLL ESTATES FOURTEENTH ADDITION PHASE 1

THENCE NORTH 31 37' 21" EAST 187.33 FEET ALONG THE EASTERLY LINE OF SAID OAK KNOLL ESTATES FOURTEENTH ADDITION PHASE 1 TO THE SOUTHWEST CORNER OF LOT 14 OF OAK KNOLL ESTATES FIFTEENTH ADDITION;

THENCE SOUTH 89 23' 29" EAST 62.47 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 14 OF OAK KNOLL ESTATES FIFTEENTH ADDITION;

THENCE SOUTH 01 03' 53" EAST 220.19 FEET;

THENCE SOUTH 88 56' 07" WEST 12.00 FEET;

THENCE SOUTH 01 03' 53" EAST 98.41 FEET;

THENCE NORTH 88 56' 07" EAST 176.75 FEET TO THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 26;

THENCE SOUTH 00 39' 57" WEST 1104.28 FEET ALONG THE SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO THE CENTERLINE OF A PUBLIC ROAD DESIGNATED AS EAST 19<sup>TH</sup> AVENUE, PREVIOUSLY DESCRIBED IN WARRANTY DEED, DOC NO 97-07256;

THENCE NORTH 64 22' 02" WEST 201.05 ALONG THE SAID CENTERLINE OF A PUBLIC ROAD DESIGNATED AS EAST 19<sup>TH</sup> AVENUE, PREVIOUSLY DESCRIBED IN WARRANTY DEED, DOC NO 97-07256, TO THE SOUTHEAST CORNER OF OAK KNOLL SOUTH TWIN ESTATES;

THENCE NORTH 25 35' 12" EAST 35.33 FEET ALONG EASTERLY LINE OF SAID OAK KNOLL SOUTH TWIN ESTATES TO THE SOUTHEAST CORNER OF LOT 7 OF OAK KNOLL SOUTH TWIN ESTATES;

THENCE NORTH 60 37' 51" WEST 296.55 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 7 OF OAK KNOLL SOUTH TWIN ESTATES;

THENCE NORTH 46 04' 34" WEST 135.94 FEET ALONG THE SAID SOUTHERLY LINE OF LOT 7 OF OAK KNOLL TWIN ESTATES TO THE SOUTHWEST CORNER OF LOT 7 OF OAK KNOLL SOUTH TWIN ESTATES AND THE EASTERLY RIGHT-OF-WAY LINE OF EAST 6<sup>TH</sup> STREET;

THENCE NORTH 43 31' 32" EAST 10.61 FEET ALONG THE WESTERLY LINE OF SAID LOT 7 OAK KNOLL SOUTH TWIN ESTATES AND THE SAID EASTERLY RIGHT-OF-WAY LINE OF EAST 6<sup>TH</sup> STREET;

THENCE 99.55 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY (THE CHORD OF SAID CURVE BEARS NORTH 29 28' 50" EAST 98.29 FEET) ALONG THE SAID WESTERLY LINE OF LOT 7 OF OAKE KNOLL ESTATES AND THE EASTERLY RIGHT-OF-WAY LINE OF EAST 6<sup>TH</sup> STREET TO THE SOUTHWEST CORNER OF LOT 6 OF OAK KNOLL SOUTH TWIN ESTATES;

THENCE SOUTH 73 24' 08" EAST 142.53 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6 OF OAK KNOLL SOUTH TWIN ESTATES TO THE SOUTHEAST CORNER OF LOT 6 OF OAK KNOLL SOUTH TWIN ESTATES;

THENCE NORTH 01 04' 39" WEST 385.32 FEET ALONG THE EASTERLY LINE OF LOTS 6, 5, AND 4 OF OAK KNOLL SOUTH TWIN ESTATES TO THE POINT OF BEGINNING.

THIS SUBDIVISION CONTAINS 9.568 ACRES MORE OR LESS OF WHICH 1.882 ACRES MORE OR LESS WILL BE DEDICATED TO THE VILLAGE OF COAL VALLEY FOR ROAD RIGHT-OF-WAY PURPOSES.

(FOR PURPOSES OF THIS DESCRIPTION THE EASTERLY LINE OF OAK KNOLL ESTATES SOUTH ADDITION PHASE 1 IS ASSUMED TO BEAR NORHT 01 03' 11" WEST)

11-10-13  
 11-10-13  
 11-10-13

**OAK KNOLL SOUTH TWIN  
 ESTATES - PHASE II  
 FINAL PLAT**

SEALER  
 COAL VALLEY, ILLINOIS

2013-10-08  
 2013-10-08  
 2013-10-08

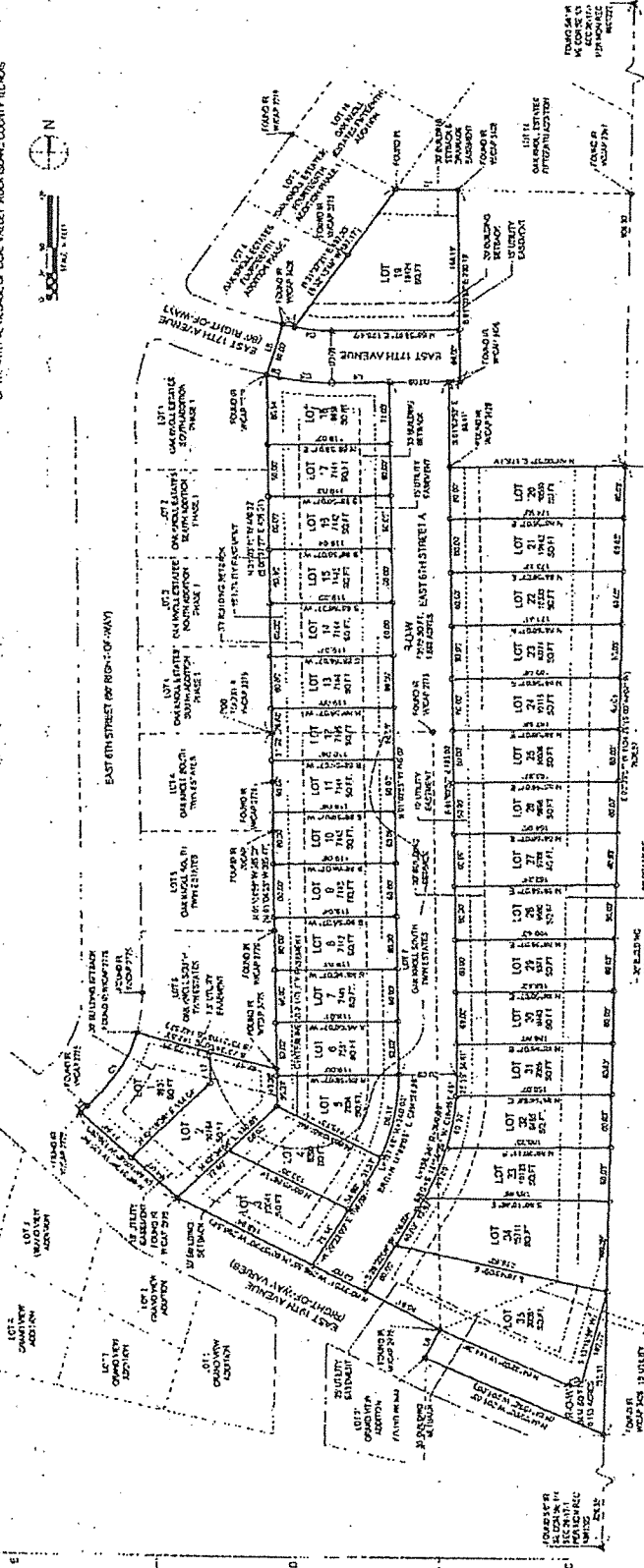
**KEY PLAN**

**FINAL PLAT**

B2.01

**FINAL PLAT OF  
 OAK KNOLL SOUTH TWIN ESTATES - PHASE II**

BEING A PORTION OF THE OAK KNOLL SOUTH TWIN ESTATES, PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 10 WEST OF THE 4TH PRINCIPAL MERIDIAN, COAL VALLEY, ROCK ISLAND COUNTY, ILLINOIS



**IRREVOCABLE OFFER**

I, the undersigned, hereby offer to purchase the above described premises for the sum of \$100,000.00... (text continues with offer details)

**FORM OF ASSURANCE**

I, the undersigned, hereby warrant and assure that the above described premises are free from all liens, mortgages, and other encumbrances... (text continues with warranty details)

**ENGINEER'S CERTIFICATE**

I, the undersigned, being duly qualified in the State of Illinois, do hereby certify that the above described premises are as shown on the attached plat... (text continues with certification details)

Notary Public for the State of Illinois  
 State Seal and Signature of Notary Public  
 Date: 10/08/2013

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly qualified in the State of Illinois, do hereby certify that the above described premises are as shown on the attached plat... (text continues with surveyor's certification details)

**SURVEYOR'S NOTES**

1. THE ENTIRE PLAT HEREON IS SUBJECT TO THE RIGHTS OF THE STATE OF ILLINOIS IN THE PUBLIC DOMAIN... (text continues with surveyor's notes)

**RIGHT-OF-WAY DEDICATION**

I, the undersigned, do hereby dedicate to the public use of the State of Illinois the right-of-way shown on the attached plat... (text continues with dedication details)

**LEGEND**

- 1. BOUNDARY
- 2. EASEMENT
- 3. FLOOD ZONE
- 4. RIGHT-OF-WAY
- 5. UNDEVELOPED LAND
- 6. SURVEYOR'S MARKS

LOT NO.	AREA (SQ FT)	PERCENTAGE
1	10,000	10.00%
2	10,000	10.00%
3	10,000	10.00%
4	10,000	10.00%
5	10,000	10.00%
6	10,000	10.00%
7	10,000	10.00%
8	10,000	10.00%
9	10,000	10.00%
10	10,000	10.00%

LAND NO.	AREA (SQ FT)	PERCENTAGE
1	10,000	10.00%
2	10,000	10.00%
3	10,000	10.00%
4	10,000	10.00%
5	10,000	10.00%
6	10,000	10.00%
7	10,000	10.00%
8	10,000	10.00%
9	10,000	10.00%
10	10,000	10.00%

**LAND ACRES:** 10.00

**FLOOD ZONE:** [Symbol] FLOOD ZONE

**OWNER:** [Name]

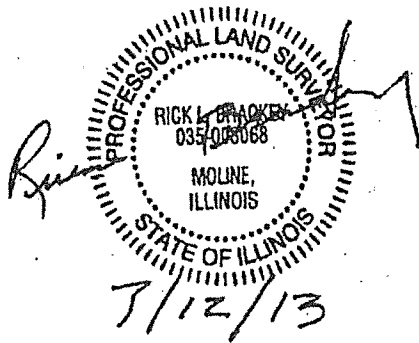
**DEVELOPER:** [Name]



**SHIVEHATTERY**  
ARCHITECTURE • ENGINEERING

July 12, 2013

I, Rick L. Brackey, Illinois Professional Land Surveyor #035-003068 do hereby authorize Ms. Marti Ahlgren of Shive-Hattery, Inc. to record the attached Final Plat known as "Oak Knoll South Twin Estates – Phase II".



Expires Nov. 30, 2014

\* 2013-16388 \*

2013-16388

KELLY FISHER  
ROCK ISLAND COUNTY RECORDER  
ROCK ISLAND, IL

RECORDED ON  
07/23/2013 03:15PM  
PLAT FEE: 77.50  
RHSP FEE: 10.00  
BOOK: 48  
PAGE: 144  
PAGES: 8