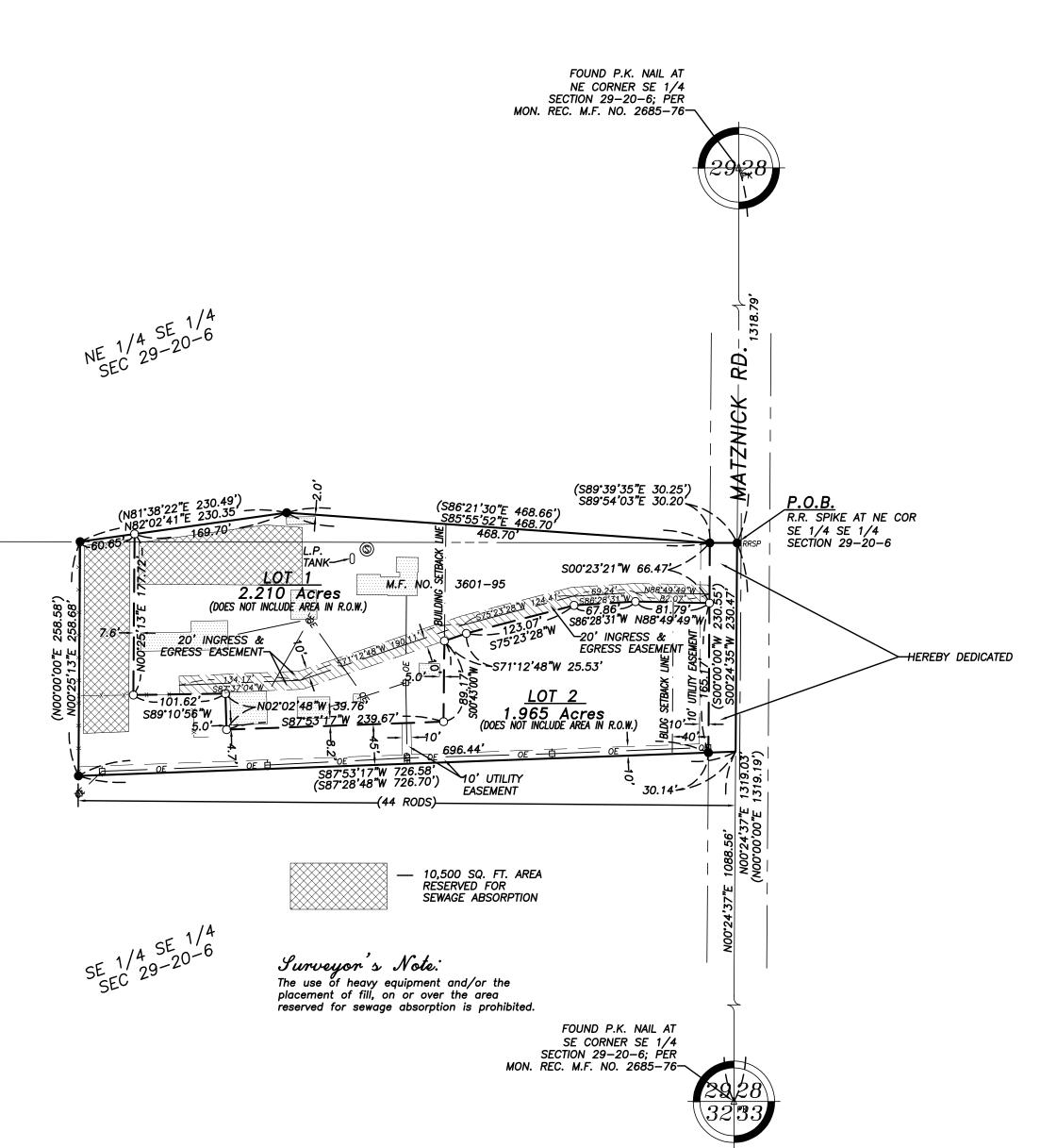
SCALE: 1"=100' TOTAL AREA 4.334 ACRES (INCLUDES AREA IN R.O.W.) P.I.N. 16-29-400-006

"BIBA SUBDIVISION"

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 NORTH (T2ÓN),
RANGE 6 EAST (R6E) OF THE FOURTH PRINCIPAL MERIDIAN (4TH PM),
WHITESIDE COUNTY, ILLINOIS

2007



EASEMENT PROVISIONS

Easements, as depicted on the attached plat, for serving the subdivision and other property with electric, communications, sewer, water and gas service, is hereby reserved for and granted to Hume Township and the local franchised public utilities serving this property, as Grantees, their respective successors and assigns, jointly and severally;

To install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim to remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees.

After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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.

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 space", "common ground", "parking and common area". 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, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

SURVEYOR'S CERTIFICATE

State of Illinois

I. William E. Holt, hereby certify that I am a Professional Land Surveyor in the State of Illinois, and that at the request of the owner(s) of the land described hereon, I have surveyed, subdivided, and platted the land shown hereon to be hereafter known as "Biba Subdivision" being a subdivision located on a part of the Southeast Quarter (SE 1/4) of Section 29, Township 20 North (T20N), Range 6 East (R6E) of the Fourth Principal Meridian (4th PM), Whiteside County, Illinois, currently bounded and described as follows, to wit:

Beginning at a railroad spike at the Northeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, which is North 00 Degrees 00 Minutes 00 Seconds East, 1319.19 feet from a P.K. Nail at the Southeast corner of said Section 29; thence South 00 Degrees 00 Minutes 00 Seconds West, along the East line of said Section 29, 230.55 feet; thence South 87 Degrees 28 Minutes 48 Seconds West, 726.70 feet to a steel rod which is 44 rods perpendicularly distant from said East line of Section 29; thence North 00 Degrees 00 Minutes 00 Seconds East, parallel with said East line, 258.58 feet to a steel rod; thence North 81 Degrees 38 Minutes 22 Seconds East, 230.49 feet to a steel rod; thence South 86 Degrees 21 Minutes 30 Seconds East, 468.66 feet to a steel rod; thence South 89 Degrees 39 Minutes 35 Seconds East, 30.25 feet to the Point of

Containing 4.334 acres, more or less.

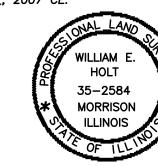
I Also Certify, that the land contained within this subdivision is not within 1-1/2 miles of the corporate limits of

I Also Certify, that no part of the land contained within this subdivision is within Flood Zone C, according to

I Further Certify, that to the best of my knowledge and belief, the foregoing plat is in compliance with Chapter 765 ILCS 205/1& 2 of the Illinois Compiled Statutes; that all monuments and markers exist as shown hereon; and that all dimensional and geodetic details are correct as shown hereon. Dimensions are in feet and decimals of a foot. Bearings or angles are in degrees, minutes and seconds and are referenced to an assumed datum.

In Witness Whereas, I have hereunto set my hand and seal this ____day of

William E. Holt Illinois Professional Land Surveyor No. 35-2584 License Renews November 30, 2008



OWNER'S CERTIFICATE

State of Illinois County of Whiteside)

Pursuant to Chapter 765 ILCS 205/1 & 2 of the Illinois Complied Statutes, We, James T. Biba & Barbara A. Biba, Owner(s) of the land platted hereon, located entirely within the boundaries of Montmorency Community School District No. 145 and Rock Falls Township High School District No. 301, and to be hereafter known as "Biba Subdivision", do hereby certify that we have caused said land to be surveyed, subdivided, and platted by William E. Holt of Norwest Surveying Services, Inc., an Illinois Professional Land Surveyor and do hereby acknowledge and adopt the same under the style and title hereon indicated.

I also acknowledge that all that portion of the above described property shown hereon as laying within the limits of Matznick Road is hereby dedicated for public use for roadway and utility easement purposes. Dated this _____day of ______, 2007 CE.

James T. Biba 7239 Matznick Rd. Prophetstown, Illinois 61277 Barbara A. Biba 7239 Matznick Rd. Prophetstown, Illinois 61277

ENGINEER & OWNER'S CERTIFICATE

State of Illinois SS

Pursuant to Chapter 765 ILCS 205/2 of the Illinois Complied Statutes, We, James T. Biba & Barbara A. Biba, Owner(s) of the land platted hereon and Kevin E. Myers an Illinois Registered Professional Engineer, do hereby certify that, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the Subdivider has the right to use, and that such surface waters have been planned for in accordance with generally accepted engineering practices and so as to reduce the likelihood of damage to the adjoining property, because of construction of this subdivision.

Dated this _____day of ______, 2007 CE.

James T. Biba 7239 Matznick Rd. Prophetstown, Illinois 61277

Barbara A. Biba 7239 Matznick Rd. Prophetstown, Illinois 61277 Kevin E. Myers 5 North Country Club Rd. Decatur, II 62521



ACKNOWLEDGMENT

State of Illinois SS County of Whiteside

, Notary Public in and for the State and County aforesaid, do hereby certify that James T. Biba & Barbara A. Biba,, personally known to me to be the same person whose name is subscribed to the foregoing certificate and plat, appeared before me this day in person and signed and delivered the said certificate and plat for the use and purposes therein set forth as his or their free and voluntary act.

Given under my hand and notarial seal this ____day of _____, 2007 CE.



WHITESIDE COUNTY HEALTH DEPARTMENT

the foregoing certificates has been reviewed by the Whiteside County Health Department and has been found adequate for the use of individual septic systems. A central sewage treatment system will not be required.

Beth Fiorini Date Whiteside County Health Department

COUNTY ENGINEER CERTIFICATE OF APPROVAL

State of Illinois County of Whiteside

I, Steve Haring, PE, County Engineer of Whiteside County, do hereby certify that all streets shown herein, if any, have been graded, drained and surfaced and all drainage structures have been built, as required, or have been provided for, to my approval, and that access to this property is available from the adjacent roads by permit approval by the Hume Township Road

Also, the requirements, if any, of the Whiteside County Detention Ordinance have been satisfied by information provided to me separately or by information stated on this plat.

SIGNED this _____day of _____, 2007 CE

Steve Haring, PE Whiteside County Engineer

PLAT OFFICER'S CERTIFICATE

County of Whiteside)

E. Stuart Richter Whiteside County Plat Officer

COUNTY CLERK'S TAX CERTIFICATE

State of Illinois County of Whiteside This is to certify that I find no delinquent or unpaid current taxes or special assessments against the tract of land described in the foregoing certificates.

Dated this ____day of ______, 2007 CE.

Dana Nelson Whiteside County Clerk

COUNTY RECORDER'S CERTIFICATE

State of Illinois County of Whiteside) Filed for record this ____day of _____, 2007 CE. at ___o'clock __M., as Document No.__

Dawn M. Young Whiteside County Recorder

<u>LEGEND</u> BOUNDARY OF SURVEY MONUMENT FOUND STONE FOUND SET IRON PIN W/CAP CHISELED "X" _____ RIGHT OF WAY LINE ×-----× FENCE LINE ------ BUILDING SETBACK ---- UTILITY EASEMENT () DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

NORWEST SURVEYING SERVICES. INC. PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270 PHONE (815) 772-7179
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES 04-30-2009

 ID BY
 DESIGNED BY
 JOB NO.
 DRAWN BY
 "BIBA SUBDIVISION" FINAL PLAT