

FINAL PLAT OF "JORDAN ADDITION"

TO FULTON TOWNSHIP
PART OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 22, TOWNSHIP 22 NORTH (T22N),
RANGE 3 EAST (R3E) OF THE
FOURTH PRINCIPAL MERIDIAN (4th PM),
WHITESIDE COUNTY, ILLINOIS

2007

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Whiteside) SS

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 "Jordan Addition" to Fulton Township, being a subdivision located on a part of the Northwest Quarter (NW 1/4) of Section 22, Township 22 North (T22N), Range 3 East (R3E) of the Fourth Principal Meridian (4th PM), Whiteside County, Illinois, bounded and described as follows, to wit:

Beginning at the Southeast corner of Lot 14 of Fairway Court Addition, according to the plat thereof, recorded as M.F. No. 5357-05 in the Office of the Whiteside County Recorder; thence South 88 Degrees 56 Minutes 26 Seconds West, along the South line of said addition, a distance of 642.19 feet to the Centerline of Schafer Road; thence South 16 Degrees 11 Minutes 13 Seconds East, along said Centerline, a distance of 177.47 feet to the Northwest corner of the property described on the deed recorded as M.F. No. 5867-73 in said Office of the Whiteside County Recorder; thence North 73 Degrees 32 Minutes 04 Seconds East, along the North line thereof, a distance of 272.32 feet (272.25 feet deeded) to the Northeast corner of said property; thence South 16 Degrees 11 Minutes 13 Seconds East, along the East line thereof, a distance of 79.95 feet (80 feet deeded); thence North 73 Degrees 32 Minutes 04 Seconds East, a distance of 326.29 feet to the East line of said Northwest Quarter (NW 1/4) of Section 22; thence North 02 Degrees 24 Minutes 00 Seconds West, along said East line, a distance of 89.49 feet to the Point of Beginning;

Containing 1.928 acres, more or less.

I Also Certify, that the land contained within this subdivision is within 1-1/2 miles of the corporate limits of the City of Fulton, Whiteside County, Illinois.

I Also Certify, that the land contained within this subdivision is within Flood Zone B, according to F.E.M.A. F.I.R.M. Panel 170687 0025 B, which bears an effective date of February 19, 1986.

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 Whereof, I have hereunto set my hand and seal this ___ day of _____, 2007 CE.



OWNER'S CERTIFICATE

State of Illinois)
County of Whiteside) SS

Pursuant to Chapter 765 ILCS 205/1 & 2 of the Illinois Compiled Statutes, We, Alfred C. Jordan & Julie A. Jordan, Owner(s) of the land platted hereon, located entirely within the boundaries of Riverbend Consolidated Unit School District No. 2, and to be hereafter known as "Jordan Addition" to Fulton Township, 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.

We also acknowledge that all that portion of the above described property shown hereon as laying within the limits of Schafer Road is hereby dedicated for public use for roadway and utility easement purposes.

Dated this ___ day of _____, 2007 CE.

Alfred C. Jordan, Julie A. Jordan
5392 Schafer Rd. 5392 Schafer Rd.
Fulton, Illinois 61252 Fulton, Illinois 61252

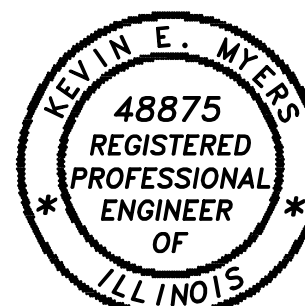
ENGINEER & OWNER'S CERTIFICATE

State of Illinois)
County of Whiteside) SS

Pursuant to Chapter 765 ILCS 205/2 of the Illinois Compiled Statutes, We, Alfred C. Jordan & Julie A. Jordan, 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.

Alfred C. Jordan, Julie A. Jordan, Kevin E. Myers
5392 Schafer Rd. 5392 Schafer Rd. 5 N. Country Club Rd.
Fulton, Illinois 61252 Fulton, Illinois 61252 Decatur, Illinois 62512



MY LICENSE RENEWS:

ACKNOWLEDGMENT

State of Illinois)
County of Whiteside) SS

I, _____, Notary Public in and for the State and County aforesaid, do hereby certify that Alfred C. Jordan & Julie A. Jordan, 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.

Notary Public

WHITESIDE COUNTY HEALTH DEPARTMENT

State of Illinois)
County of Whiteside) SS

This is to certify that this plat for the tract of land described in 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) SS

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 Fulton Township Road Commissioner.

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

State of Illinois)
County of Whiteside) SS

Approved this ___ day of _____, 2007 CE.

E. Stuart Richter
Whiteside County Plat Officer

CITY OF FULTON ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
COUNTY OF WHITESIDE) SS

WHEREAS, the Owner(s) of the lands shown hereon, have caused the same to be subdivided and platted as shown hereon and:

WHEREAS, the said lands lie within the Corporate limits or within one and one-half (1-1/2) miles of the City of Fulton, Illinois, and:

WHEREAS, the said Owner(s) have complied with the applicable Ordinances of the City of Fulton, relating to the layout and pertinent dimensions of Subdivisions:

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Fulton, that the Plat hereon be accepted and approved, subject to all improvements, if any, being constructed in accordance with the provisions and applicable subdivision ordinances of the City.

PASSED this 5th day of November, 2007 CE.

MAYOR - City of Fulton, Whiteside County, Illinois

COUNTY CLERK'S TAX CERTIFICATE

State of Illinois)
County of Whiteside) SS

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) SS

Filed for record this ___ day of _____, 2007 CE.

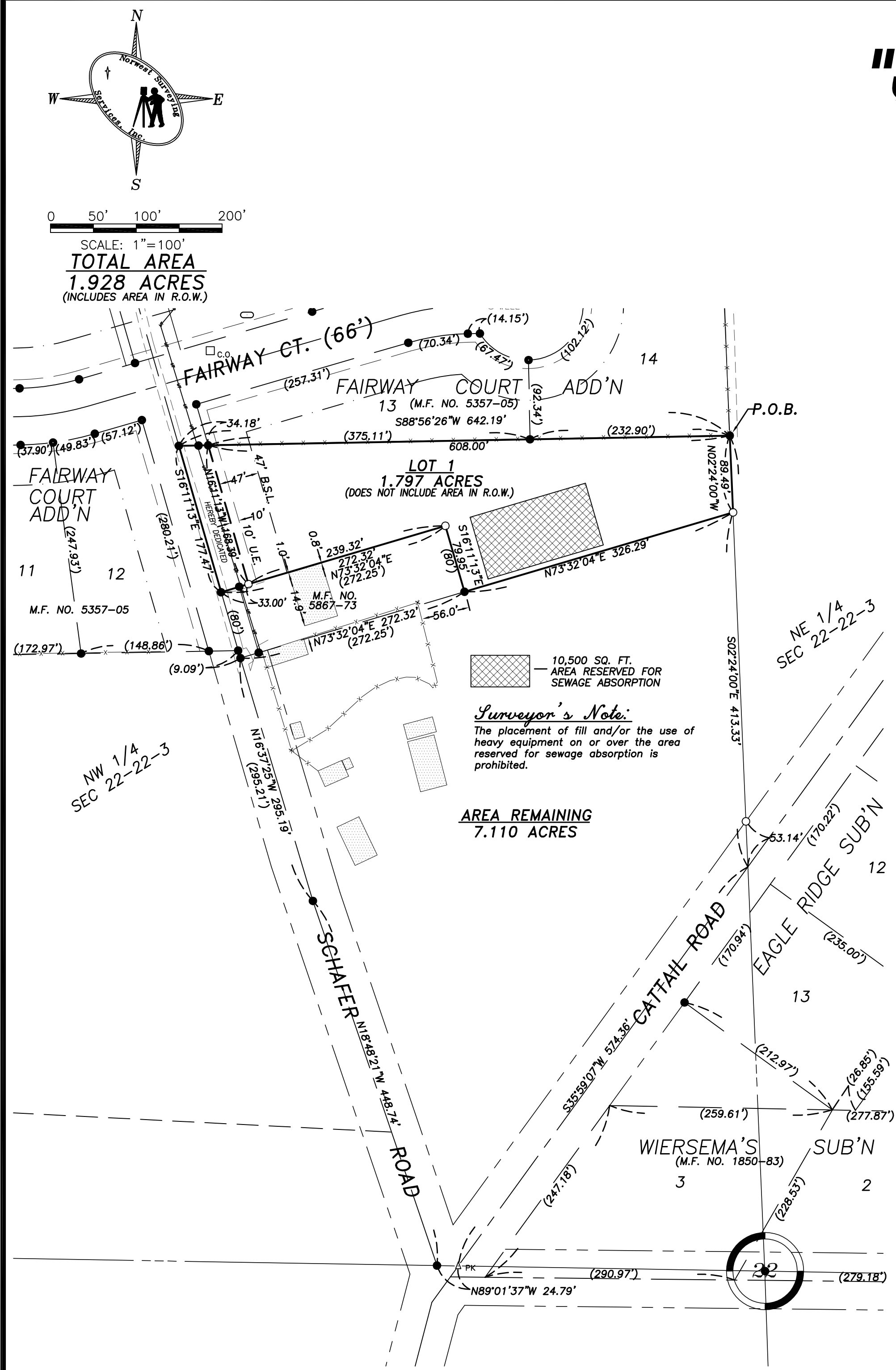
at ___ o'clock ___ M., as Micro Film No. _____

Dawn M. Young
Whiteside County Recorder

LEGEND

- BOUNDARY OF SURVEY
 - ▲ MONUMENT FOUND
 - SET IRON PIN W/CAP
 - CHISELED "X"
 - SECTION LINE
 - 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) 772-7176			
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004156, EXPIRES 04-30-2009			
SURVEYED BY	DESIGNED BY	DRAWN BY	CHECKED BY
J.M.V./DAD		2007281	2007281
BOOK NO.	PLAT NO.	DRAWING NAME	DRAWING DATE
213-11	2007281	2001035	30 OCT 07
REVISION DATES	CHECKED BY	SCALE	
		1"=100'	
PROJECT			
FINAL PLAT			
TITLE			
"JORDAN ADDITION"			



EASEMENT PROVISIONS

An easement, 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:

Commonwealth Edison Company
and
Frontier Telephone Company

and the local franchised public and private 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 dashed 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.

SCALE: 1"=100'
TOTAL AREA
1.928 ACRES
(INCLUDES AREA IN R.O.W.)