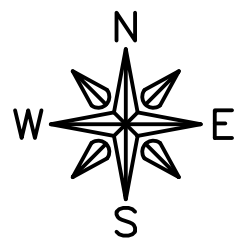


FINAL PLAT

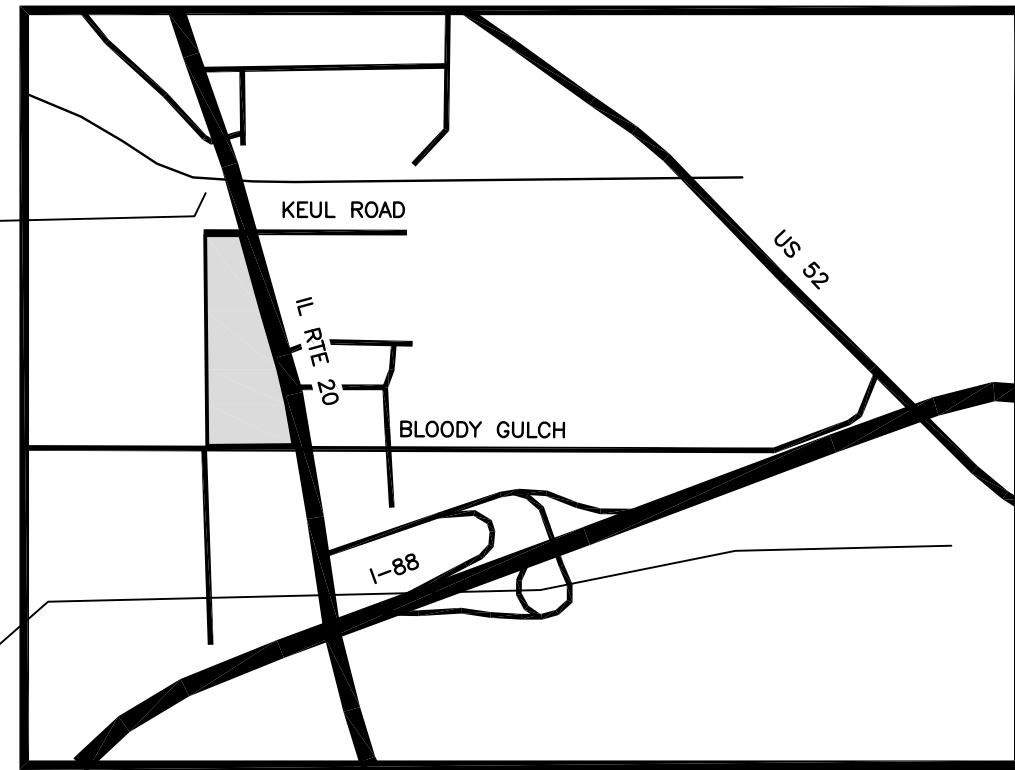
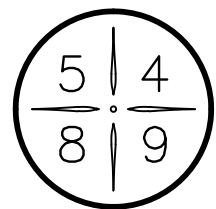
"RE-SUBDIVISION OF DIXON GATEWAY SUBDIVISION"

PART OF NW 1/4, SECTION 9, T21N, R9E, 4th P.M.

LEE COUNTY, ILLINOIS



50 0 50 FEET
GRAPHIC SCALE IN FEET
NAD83 IL WEST ZONE - GRID



NORTH
NOT TO SCALE

LEGEND

- SET CONCRETE MONUMENT
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT LINE
- FENCE LINE
- PREVIOUSLY RECORDED AS

SURVEYOR'S CERTIFICATE

This is to certify that I, Scott I Immel, an Illinois Professional Land Surveyor, have surveyed the following described property:

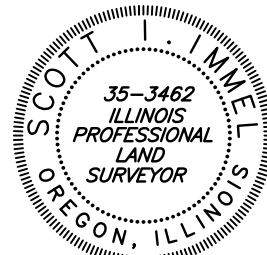
Part of the Northwest Quarter of Section 9, Township 21 North, Range 9 East of the Fourth Principal Meridian, County of Lee, State of Illinois, described as follows: Beginning at the intersection of the West line of said Northwest Quarter of Section 9 and the southerly right of way line of Keul Road, said intersection being South 00 degrees 50 minutes 26 seconds East (assumed bearing) a distance of 607.85 feet from the Northwest corner of said Northwest Quarter of Section 9; thence South 87 degrees 24 minutes 23 seconds East on and along last named right of way line, a distance of 308.93 feet to the westerly right of way of IL Route 26; thence on and along last named line the following 11 courses and distances: 1) South 53 degrees 46 minutes 50 seconds East, a distance of 47.82 feet; 2) South 16 degrees 47 minutes 04 seconds East, a distance of 675.22; 3) South 15 degrees 08 minutes 43 seconds East, a distance of 352.04 feet; 4) South 51 degrees 01 minutes 21 seconds West, a distance of 71.43 feet; 5) South 14 degrees 20 minutes 26 seconds East, a distance of 59.98 feet; 6) South 79 degrees 16 minutes 47 seconds East, a distance of 71.55 feet; 7) South 13 degrees 57 minutes 08 seconds East, a distance of 219.28 feet; 8) South 05 degrees 46 minutes 35 seconds East, a distance of 227.71 feet; 9) South 11 degrees 48 minutes 24 seconds East, a distance of 378.04 feet; 10) South 75 degrees 18 minutes 45 seconds West, a distance of 98.43 feet; 11) South 00 degrees 34 minutes 27 seconds East, a distance of 33.00 feet to the South line of said Northwest Quarter of Section 9; thence South 89 degrees 25 minutes 33 seconds West on and along last named line, a distance of 692.18 feet to said West line of the Northwest Quarter of Section 9; thence North 00 degrees 50 minutes 26 seconds West on and along last named line, a distance of 2,016.38 feet to the Point of Beginning, containing 27.13 Acres, more or less.

as shown by the attached plat hereon, which is a correct representation of said survey and subdivision. All distances are given in feet and decimal parts thereof.

I further certify that the property covered by this plat of subdivision is either in or within a mile and a half of the corporate limits of the City of Dixon; and that the property covered by this plat of subdivision is located within Zone X as indicated by FEMA FIRM Map 17103C0228G.

Signed this 28th day of April 2022

Illinois Professional Land Surveyor No. 35-3462
Current expiration date: November 30, 2022



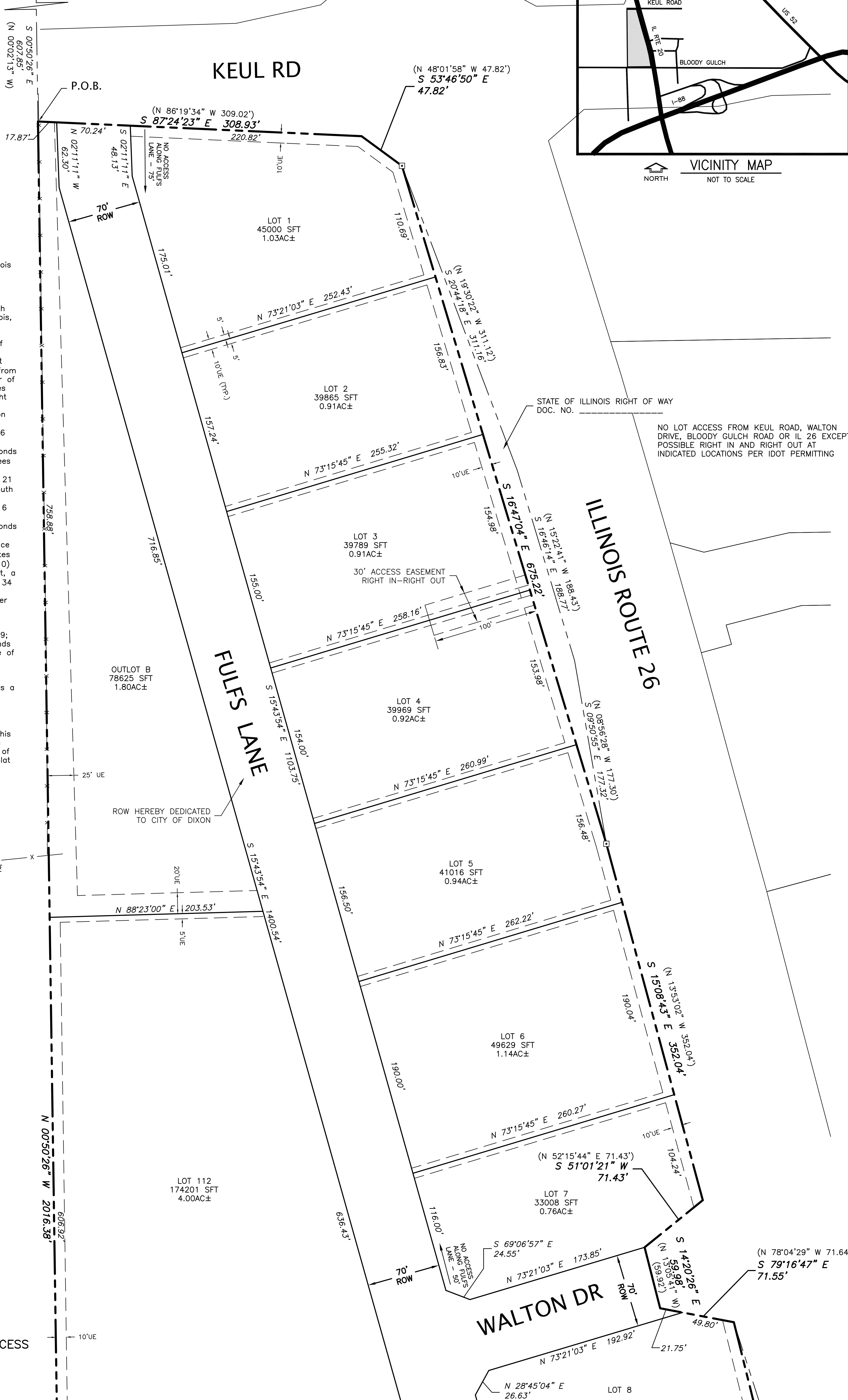
ILLINOIS DEPARTMENT OF TRANSPORTATION ROADWAY ACCESS CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF LEE)

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 765 ILCS 205/2. However, a Permit for access issued by the Department is required by the owner of the property. A plan meeting the requirements contained in the Departments "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Dated this _____ day of _____, A.D., 20____

Region Two Engineer



FEHR GRAHAM ENGINEERING & ENVIRONMENTAL ILLINOIS DESIGN FIRM NO. 184-003525	ILLINOIS IOWA WISCONSIN
	515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

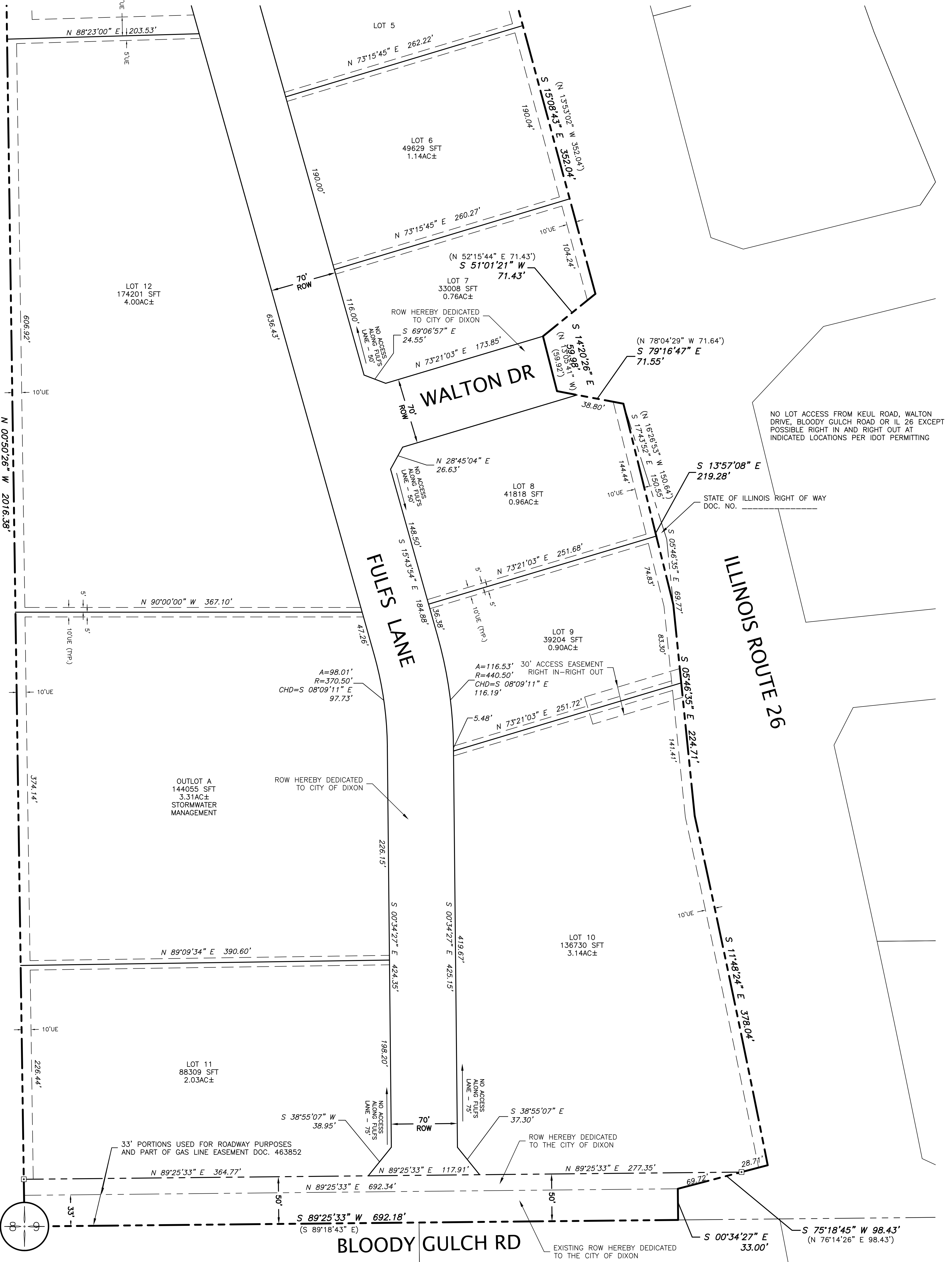
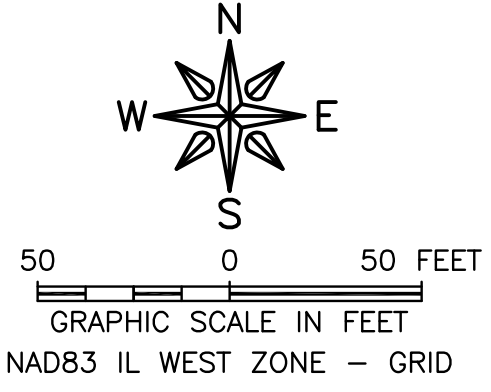
DIXON LAND GROUP, LLC	JOB NUMBER: 20-448
DATE: 08/01/2022 REVISED FIELD WORK COMPLETED:	SHEET NUMBER: 1 of 3
FIELD: DRAWN: SII QA/QC: NC	

FINAL PLAT

"RE-SUBDIVISION OF DIXON GATEWAY SUBDIVISION"

PART OF NW 1/4, SECTION 9, T21N, R9E, 4th P.M.

LEE COUNTY, ILLINOIS



FEHR GRAHAM ENGINEERING & ENVIRONMENTAL <small>ILLINOIS DESIGN FIRM NO. 184-003525</small>	ILLINOIS
	IOWA
<small>515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087</small>	
DIXON LAND GROUP, LLC	JOB NUMBER: 20-448
<small>DATE: 08/01/2022 REVISED FIELD WORK COMPLETED: FIELD: DRAWN: MRP QA/QC: NC</small>	SHEET NUMBER: 2 of 3

FINAL PLAT
"RE-SUBDIVISION OF DIXON GATEWAY SUBDIVISION"
PART OF NW 1 /4, SECTION 9, T21N, R9E, 4th P.M.
LEE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF _____)
) (SS
COUNTY OF _____)

We, _____, Owners certify the lands there represented on the plat hereon, do certify that the said plat was prepared at our request and under our direction by, Scott I. Immel, Illinois Professional Land Surveyor for the firm of Fehr Graham. After said lands were duly surveyed by said surveyor, the corners of said lots were marked by substantial iron pins and concrete monuments placed at indicated locations.

IN WITNESS WHEREOF, the owners have caused this instrument to be signed by its Owner's or Owner's Representative.

Dated this _____ day of _____, 20_____.

By: _____
Owner

NOTARY CERTIFICATE

STATE OF _____)
) (SS
COUNTY OF _____)

I, _____, a notary public, in and for said County, in said State

aforsaid, a notary public, do hereby certify that _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal at _____, _____

this _____ day of _____, 20_____.

Notary Public _____ (Seal)

My Commission Expires On _____

SCHOOL DISTRICT CERTIFICATE

This is to certify that, to the best of my knowledge, the property described in the foregoing Surveyor's Certificate, which will be known as "RE-SUBDIVISION OF DIXON GATEWAY SUBDIVISION", is located within the boundaries of the following school districts

Dixon Public School District #170
Sauk Valley Community College Unit #506

(Owner)

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) (SS
COUNTY OF OGLE)

Pursuant to 765 ILCS 205/2; We hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface water into water retention areas, public use areas, or drains which the subdivider has the right to use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, 20_____.

Professional Engineer: _____ (Seal)

Owner

CITY PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)
) (SS
COUNTY OF LEE)

We, the undersigned authorized representatives of the planning commission of the City of Dixon, acknowledge that this plat has met the requirements of the subdivision code and has been approved by said commission.

Given under our hands and seals this _____ day of _____, 20_____.

Chairman:

CITY ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
) (SS
COUNTY OF LEE)

WHEREAS, _____ Owners of the land shown hereon have caused same to be subdivided and platted as shown, and, WHEREAS, the said land lies within the Corporate Limits of the City of Dixon, Lee County, Illinois. and

WHEREAS, the said Owners have complied with the applicable Ordinances of the City of Dixon, relating to the layout and pertinent dimensions of subdivision.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dixon that the plat hereon be Accepted and Approved subject to all of the improvements being constructed in accordance with the provisions and applicable subdivision ordinances of the City.

PASSED this _____ day of _____, 20_____.

City Clerk:

Mayor:

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) (SS
COUNTY OF LEE)

Filed for record this _____ day of June, _____ at _____ o'clock, _____, in

Book _____ of Plats, page _____ as Document No. _____ and examined.

County Recorder

COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS)
) (SS
COUNTY OF LEE)

I, _____, County Clerk in and for Lee County, in the State of Illinois, do hereby certify that I have examined the records and have found no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land described and platted hereon.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County at

my office in Dixon, in said County, this _____ day of _____, 20_____.

County Clerk



515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

