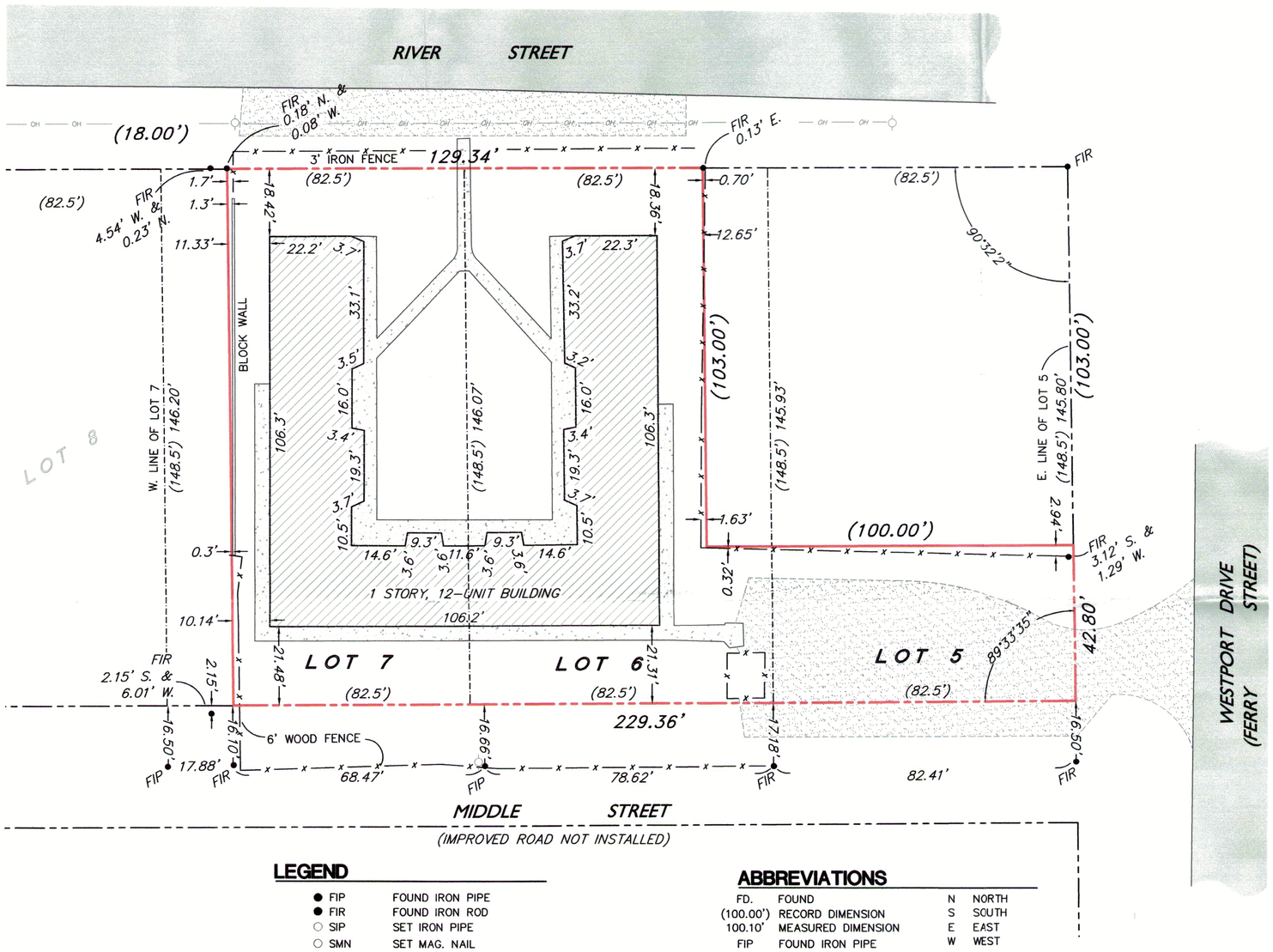
BOUNDARY SURVEY



LEGEND

● FIP	FOUND IRON PIPE
● FIR	FOUND IRON ROD
○ SIP	SET IRON PIPE
○ SMN	SET MAG. NAIL
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	BUILDING SETBACK LINE
x x	FENCE LINE
OH OH	OVERHEAD WIRES
	ASPHALT PAVING
	CONCRETE
	BUILDING LIMITS
	WOOD DECK

ABBREVIATIONS

FD.	FOUND	N	NORTH
(100.00')	RECORD DIMENSION	S	SOUTH
100.10'	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
FIR	FOUND IRON ROD OR PIN		
FMN	FOUND MAG. NAIL		
FCC	FOUND CUT CROSS		
SIP	SET IRON PIPE		
SCC	SET CUT CROSS		
SMN	SET MAG. NAIL		
L	ARC DIMENSION		
R	RADIUS		
CH.	CHORD DIMENSION		
CB	CHORD BEARING		
P.C.	POINT OF CURVE		
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		

LEGAL DESCRIPTION

PART OF LOTS FIVE (5), SIX (6) AND SEVEN (7) AS DESIGNATED UPON THE PLAT OF THAYER'S ADDITION TO THE TOWN OF ROCKTON, THE PLAT OF WHICH IS RECORDED IN BOOK "E" OF DEEDS ON PAGE 59 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON THE EAST LINE OF SAID LOT 5 AT A POINT 103 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST PARALLEL WITH THE NORTH LINES OF SAID LOTS 5 AND 6, 100 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 5, 103 FEET TO THE NORTH LINE OF SAID LOT 6, THENCE WEST ALONG THE NORTH LINES OF SAID LOTS 6 AND 7 TO A POINT 18 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 7, TO THE SOUTH LINE OF SAID LOT 7; THENCE EAST ALONG THE SOUTH LINES OF SAID LOTS 7, 6 AND 5 TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5 TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

N
W E
S

NOTES

1. COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.

2. FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.

3. DO NOT SCALE DIMENSIONS FROM THIS PLAT.

4. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.

5. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

6. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

7. THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS PLAT WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.

8. ALL BUILDING DIMENSIONS AND TIES TO PROPERTY LINES ARE MEASURED TO THE FRAMED EXTERIOR UNLESS OTHERWISE NOTED.

9. FOUND OR SET MONUMENTS ARE AT ALL CORNERS UNLESS OTHERWISE SPECIFIED ON THE FACE OF THIS SURVEY.

10. IMPROVEMENTS SHOWN HEREON PER SURVEYOR-CLIENT CONTRACT AND STATE STATUTES.

PROFESSIONAL LAND SURVEYOR
STEVEN J LAUB
STATE OF ILLINOIS
035-003160
BELVIDERE, IL

STATE OF ILLINOIS } SS
COUNTY OF BOONE }

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATE : NOVEMBER 15, 2006

STEVEN J. LAUB
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3160
DIGITAL SURVEY & DESIGN, LTD. #184-2805
MY CURRENT LICENSE RENEWS NOV. 30, 2008

DIGITAL SURVEY & DESIGN, LTD.
REG. #184-2805
5249 Stone Quarry Road
Belvidere, Il 61008
Phone: 815-547-1130
Fax: 815-547-0430

PREPARED FOR:
RE/MAX PROPERTY SOURCE
6940 VILLAGREEN VIEW
ROCKFORD, ILLINOIS 61107
815-227-9000

REVISIONS		
NO.	DATE	DESCRIPTION

BOUNDARY SURVEY

218 EAST RIVER STREET, ROCKTON, ILL.

FILE NAME: 06051	DRAWN BY: SJL	CHECKED BY:	DRAFTING COMPLETED: 11/15/06
JOB DIRECTORY: 2006	PROJ. MAN.: SJL	SCALE: 1"= 25'	FIELD WORK COMPLETED: 11/14/06

Project No: 06051
Group No: 01

SHEET NO. 1 of 1