

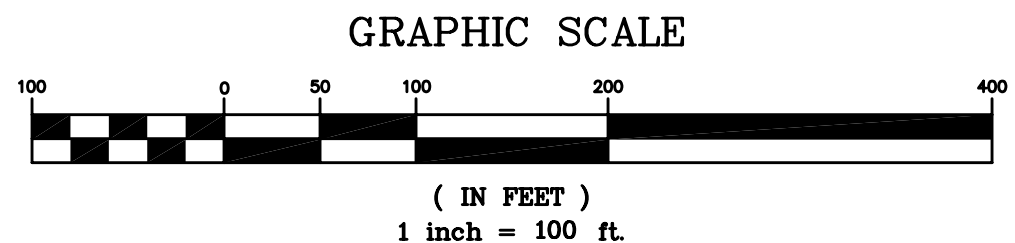
FINAL PLAT OF MALLARD POINTE AT BEAVER CREEK

IN PART OF THE SOUTHWEST QUARTER OF
SECTION 8, TOWNSHIP 44 NORTH, RANGE 3
EAST OF THE THIRD PRINCIPAL MERIDIAN

BOONE COUNTY, ILLINOIS
MARCH 2006



UTILITY EASEMENT GRANTED TO
ILLINOIS BELL TELEPHONE COMPANY
- DOCUMENT NO. 88-2334
AFFECTS NORTH 33' OF PLAT.



CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	233.00	116.14	114.94 N151°10'E
C2	333.00	141.49	140.43 N137°04'45"E
C3	316.00	32.86	32.85 N46°37'05"E
C4	334.00	282.68	274.32 S25°21'06"W
C5	400.00	288.01	281.83 S21°43'59"W
C6	1066.00	112.42	112.37 N04°07'37"E
C7	1000.00	207.78	207.40 N07°03'29"E
C8	1066.00	42.70	42.70 N115°14'27"E
C9	50.00	42.23	40.99 N37°12'28"E
C10	50.00	42.23	40.99 S11°11'12"E
C11	75.00	362.32	99.60 S76°59'22"E
C12	280.00	281.45	269.75 N63°31'16"E
C13	346.00	355.44	340.02 N64°39'14"E
C14	454.00	247.00	205.21 S47°47'10"W
C15	456.00	477.05	455.59 N30°52'38"E
C16	520.00	237.09	235.04 S47°47'10"W
C17	390.00	408.01	389.65 N30°52'38"E
C18	300.00	282.11	271.83 S62°57'02"E
C19	366.00	338.11	327.11 S63°20'50"E

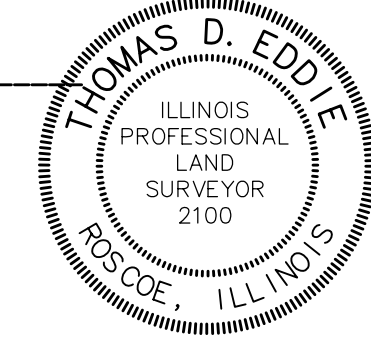
MINIMUM FOUNDATION ELEVATION OPENING	
LOT #	ELEVATION
6	782.4
7	782.4
8	782.0
9	781.4
10	780.8
11	780.5
12	779.5
13	779.2

I HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND SUBDIVIDED ACCORDING TO THE ATTACHED FINAL PLAT OF MALLARD POINTE AT BEAVER CREEK, A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00°-54'-23" WEST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 2652.36 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89°-53'-07" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1356.65 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION; THENCE NORTH 01°-06'-21" EAST, ALONG THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION, 2211.23 FEET; THENCE SOUTH 89°-54'-14" EAST, 399.35 FEET; THENCE NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, TO A POINT (THE CHORD ACROSS SAID CURVED COURSE BEARS NORTH 45°-58'-44" EAST, 50.49 FEET); THENCE NORTH 49°-35'-51" EAST, 183.17 FEET; THENCE NORTH 00°-06'-36" EAST, 299.84 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89°-53'-24" EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, 795.45 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS, CONTAINING 76.95 ACRES.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE COUNTY OF BOONE, AND I FURTHER CERTIFY THAT A PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170807 0303, EFFECTIVE DATE NOVEMBER 17, 1982.

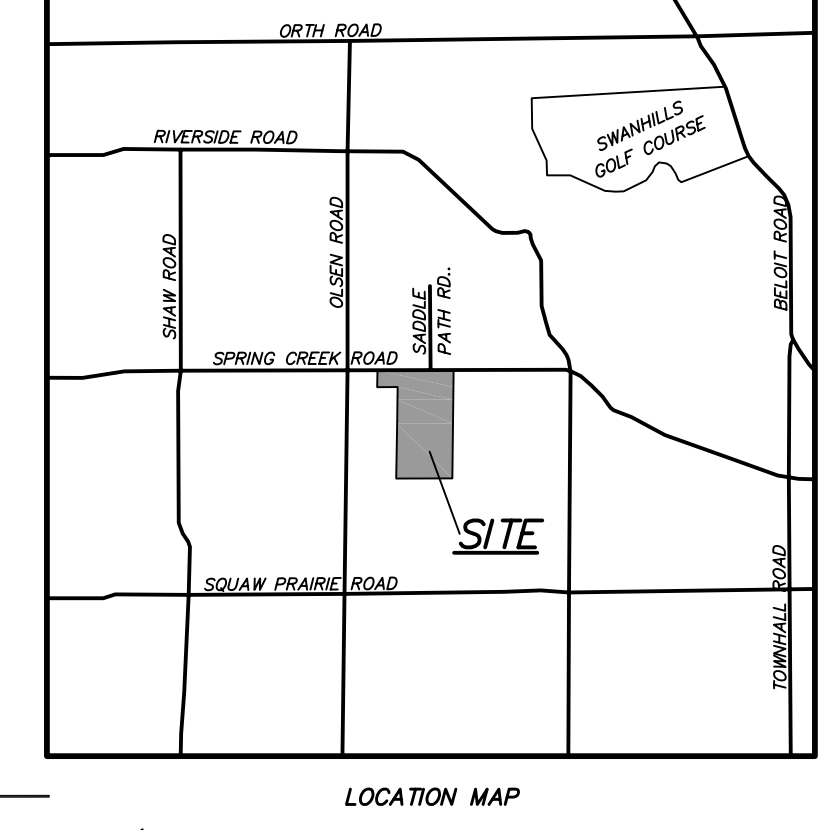
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2006.

THOMAS D. EDDIE, I.P.L.S. 2100
EXPIRATION DATE: 11/30/2006



GENERAL NOTES:

- No vehicular access shall be allowed from lots 1 through 4 and lot 30 to Spring Creek Road.
- The maintenance of the non-buildable, non-fillable storm water detention and drainage easements will be the sole responsibility of the individual lot owners.
- Excavated material from roadway and home construction shall be spread in a defined area away from potential septic system locations. Equipment traffic lanes shall be defined and used to minimize potential soil compaction in suitable septic system areas.
- Lot 30 is a non-buildable lot to be used for the construction of signage or entrance landscaping features, which shall be maintained by the Mallard Pointe at Beaver Creek Homeowner's Association.
- The 35' landscape easement on lots 1 through 4 is for plantings. This easement shall not be encroached upon by any buildings or structures. Any plantings installed within this easement shall be maintained by the Mallard Pointe at Beaver Creek Homeowner's Association.
- Lot 31 is a non-buildable lot to be owned and maintained by the Mallard Pointe at Beaver Creek Homeowner's Association or an appropriate government agency. Maintenance and use of lot 31 is subject to the terms and conditions contained within the Grant of Conservation Easement from Carmen Properties, L.L.C. to Boone County Conservation District recorded as Document No. 2006R02308 in the Recorder's Office of Boone County, Illinois.
- The following restrictions of the R-C District were waived per case 25-2005;
 - Section 7A.10, B of the Boone County Zoning Ordinance - 100 foot setback for single-family homes from cropland or pasture lands.
 - Section 7A.10, C of the Boone County Zoning Ordinance - 300 foot setback for single-family homes from buildings or barnyards housing livestock.
- Lot 29 is non-buildable until access to the property is acquired from the South or East of said lot.



PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
1515 WINDSOR ROAD, LOVES PARK, ILLINOIS 61111
(815) 633-5097 (815) 633-4593 (FAX)
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000985
MARCH 6, 2006 JOB NO. 14932

LILY HEISLER
1156 SPRING CREEK ROAD
BELVIDERE, IL 61008
DOCUMENT NO. 05-08-100-002
ZONING: A-1

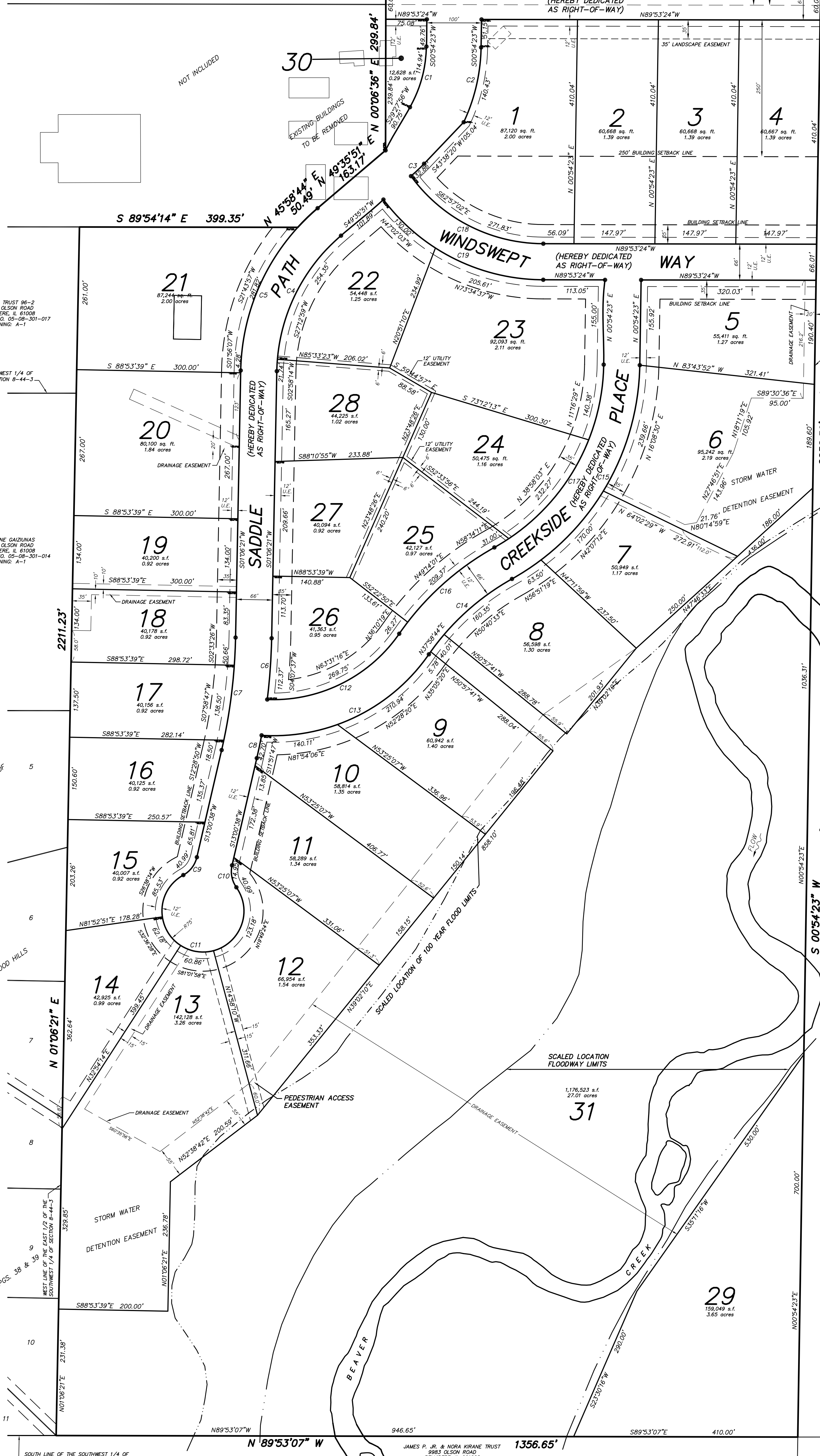
LOT 2
TOM JONES REALTORS

SADDLE PATH
RURAL ACRES SUBDIVISION

LOT 1
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8-44-3
NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8-44-3
PLAT BK. 7 PGS. 12 & 13

SPRING CREEK ROAD

S 89°53'24" E 795.45'



MALEX TRUST 86-2
10351 OLSON ROAD
BELVIDERE, IL 61008
DOCUMENT NO. 05-08-301-017
ZONING: A-1

AUDRONE GAZDINAS
10207 OLSON ROAD
BELVIDERE, IL 61008
DOCUMENT NO. 05-08-301-014
ZONING: A-1

GURL FAMILY LTD. PARTNERSHIP
6188 OLD HAWKERS ROW
ROCKFORD, IL 61114
DOCUMENT NO. 05-08-001-001
ZONING: A-1

PLAT BK. 12 PGS. 58 & 59
WEST 1/2 OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8-44-3

JAMES P. JR. & NOBA KIBANE TRUST
8983 OLSON ROAD
BELVIDERE, IL 61008
DOCUMENT NO. 05-17-100-006
ZONING: A-1

PLAT OF VALLEY VIEW SUB.
PLAT BK. 7 PGS. 26 & 27