

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL DETAILS

ADDRESS: 16XX GREENMOUNT ST.,
ROCKFORD, IL 61107
P.I.N. NO.: 11-24-180-008

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- OR RIGHT-OF-WAY LINE
- x- FENCE LINE
- TREE LINE
- 836- CONTOUR

SYMBOL LEGEND

- FIR - FOUND IRON ROD
- FIP - FOUND IRON PIPE
- - FOUND IRON PIPE
- - STORM INLET
- - UTILITY POLE
- - CONCRETE SURFACE
- - FENCE POST
- - DECIDUOUS TREE
- 838.5 - SPOT GRADE
- - BUSH

LEGAL DESCRIPTION

A PART OF THE SOUTH PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF RURAL STREET, 12 CHAINS AND 50 LINKS WEST OF THE EAST LINE OF SAID QUARTER SECTION, 33 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 759 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF GREENMOUNT STREET WHICH IS 12 CHAINS AND 50 LINKS WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID STREET AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 207.17 FEET; THENCE SOUTH IN A DIRECT LINE TO A POINT IN THE NORTH LINE OF RURAL STREET, 208.52 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF RURAL STREET, 208.52 FEET TO THE PLACE OF BEGINNING EXCEPTING THE SOUTH 175 FEET OF THE ABOVE DESCRIBED TRACT, THE NORTH LINE OF SAID EXCEPTED TRACT BEING PARALLEL WITH THE NORTH LINE OF RURAL STREET; SITUATED IN WINNEBAGO COUNTY, ILLINOIS.

SURVEYOR'S NOTES

- FIELD WORK COMPLETED ON 03/17/2021.
- BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE SOUTH LINE OF GREENMOUNT STREET BEING NORTH 88 DEGREES 56 MINUTES 44 SECONDS EAST.
- NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO EZ SURVEYING, INC. FOR USE IN THE PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE USE OF THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCES UPON SUBJECT TO PROPERTY. REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
- THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) SS.

I, ERIC ZINGRE JR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 17TH DAY OF MARCH, A.D., 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-005886
EXPIRATION DATE IS APRIL 30, 2023

AREA SUMMARY

MEASURED PARCEL AREA IS
121,053 SQ. FT. OR 2.779
ACRES MORE OR LESS

PREPARED FOR

MELISSA DIAZ
629 GREGORY ST.,
ROCKFORD, IL 61104

SURVEY

DRAWN BY	DATE	EZ SURVEYING, INC.
EEZ/BZ	3/26/2021	P.O. BOX 595
PROJECT NO.		ROCKTON, IL 61072
2020152		(815) 519-7319
SCALE	SHEET	EMAIL: ERICZ@EVSURVEYING.COM
1" = 30'	7 OF 7	WWW.EVSURVEYING.COM
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