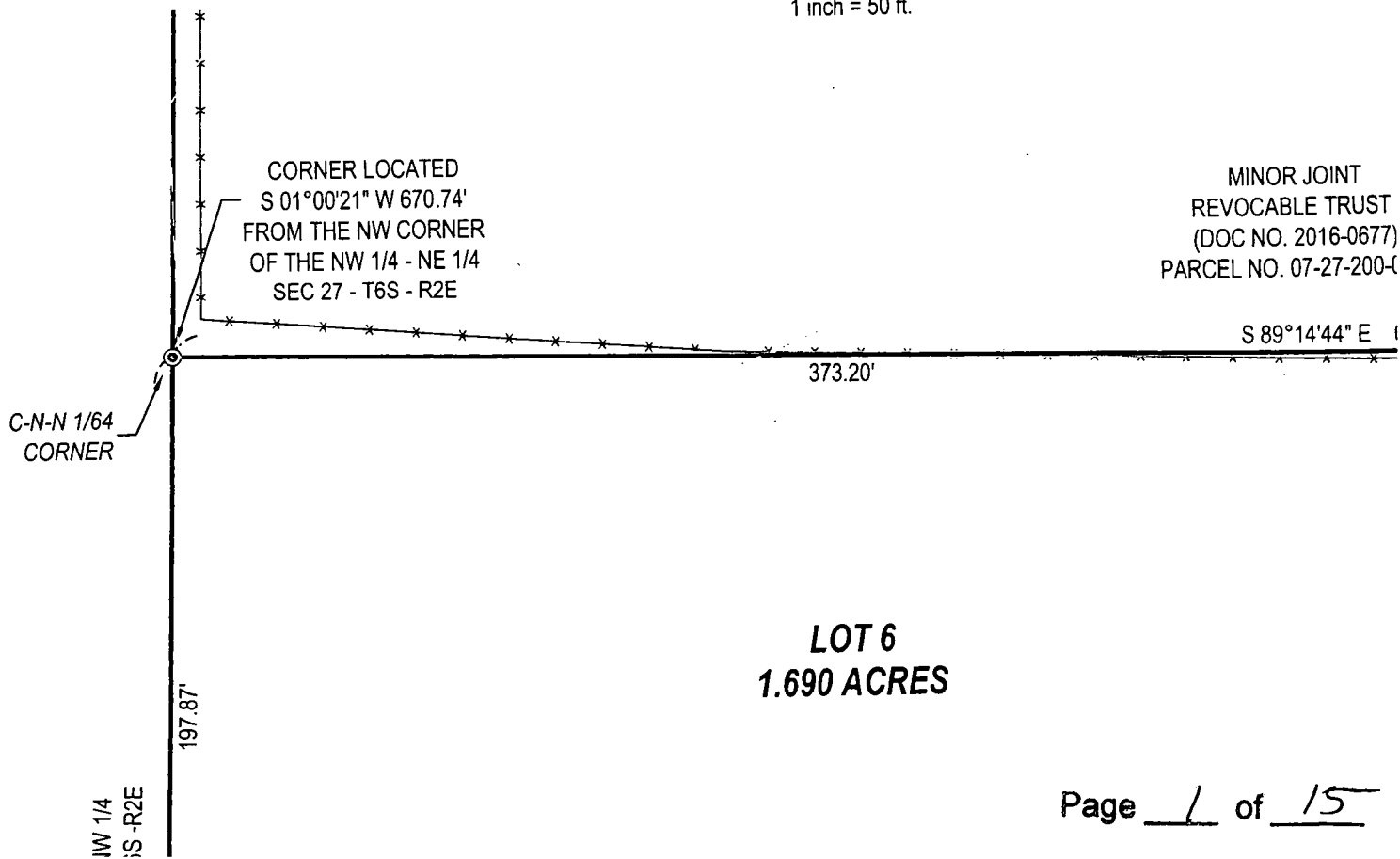
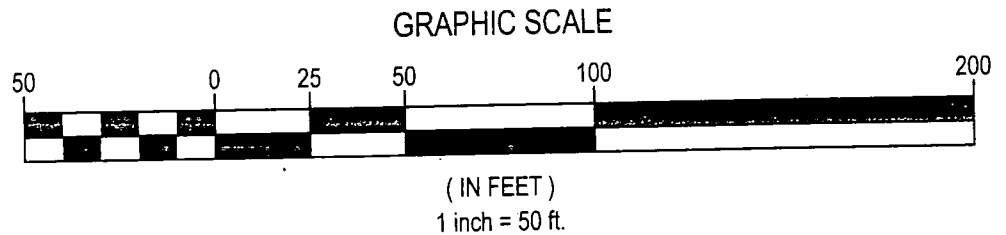


RIVER BEND ESTA SUBDIVISION

PART OF THE VIRDEN AND TIBEREND PRO
THE SW 1/4 - NW 1/4 - NE 1/4 OF SECTION 27
R 2 E OF THE 3RD P.M., FRANKLIN COUNTY, IA

MAIN SOURCE OF REFERENCE: DOC NO. 2018-1323



ATES


PROPERTY

27, T 6 S,
, ILLINOIS.

** LEGEND **

- ① IRON ROD SET PER S.P.S.
- IRON ROD SET IN REINFORCED CONCRETE

P.O.B. POINT OF BEGINNING

-  BUILDINGS
- PROPOSED EASEMENT LINE
- x-x- EXISTING FENCE LINE
- CENTERLINE OF ROAD/ DRIVE
- MAJOR CONTOUR LINE

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS LOCATED IN A ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD MAP NUMBER 17088900180D, FRANKLIN COUNTY, ILLINOIS, AND AN EFFECTIVE DATE OF NOVEMBER 10, 2001.

SITE DATA

TOTAL SITE AREA - 10.117 ACRES
TOTAL AREA IN LOTS - 10.117 ACRES
PROPOSED NUMBER OF PARCELS - 6

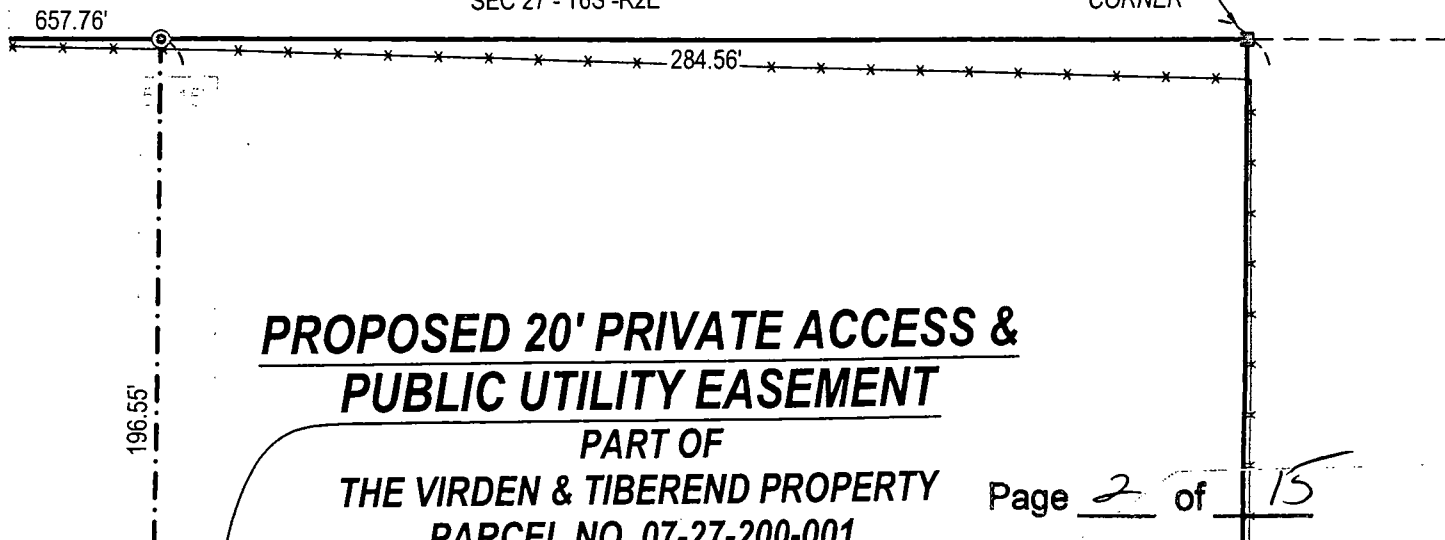
SETBACK DATA

FRONT = 20'
REAR = 15'
SIDE = NO LESS THAN 8'

ST
77)
10-015

N 1/2 - NW 1/4 - NE 1/4
SEC 27 - T6S -R2E

NW-NE 1/64
CORNER



PROPOSED 20' PRIVATE ACCESS & PUBLIC UTILITY EASEMENT

PART OF
THE VIRDEN & TIBEREND PROPERTY
PARCEL NO 07-27-200-001

1)
2)
3)
4)
5)
6)
7)
8)
9)
10)
11)
12)
13)
14)
15)
16)
17)
18)
19)
20)
21)
22)

SURVEYOR'S NOTES & REFERENCES

2019-1081

- 1) PURPOSE OF SURVEY - TO CREATE THE PROPOSED " RIVER BEND ESTATES SUBDIVISION" AS SHOWN HEREIN.
- 2) THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- 3) REFERENCE IS MADE TO COUNTY SURVEYOR'S RECORD BY LAGER, COUNTY SURVEYOR, RECORDED IN SURVEY RECORD A, PAGE 158, DATED 04/11/1890.
- 4) REFERENCE IS MADE TO COUNTY SURVEYOR'S RECORD BY LAGER, COUNTY SURVEYOR, RECORDED IN SURVEY RECORD A, PAGE 202, DATED 10/18/1891.
- 5) REFERENCE IS MADE TO A PLAT OF SURVEY BY WEBB, IPLS # 1595, FOR BROWN AND PHILLIPS, DATED 01/07/1983.
- 6) REFERENCE IS MADE TO A PLAT OF SURVEY BY SHAFER, IPLS # 2754, FOR MALONE, DATED 02/05/1990 (LIPE & ASSOCIATES JOB # 900.15).
- 7) REFERENCE IS MADE TO A PLAT OF SURVEY BY SHAFER, IPLS # 2754, FOR SWYEAR, DATED 06/06/2000 (LIPE & ASSOCIATES JOB # 000.64).
- 8) REFERENCE IS MADE TO A PLAT OF SURVEY BY SHAFER, IPLS # 2754, FOR SWYEAR, DATED 12/08/2006 (LIPE & ASSOCIATES JOB # 006.160).
- 9) REFERENCE IS MADE TO A PLAT OF SURVEY BY SHAFER, IPLS # 2754, FOR SKOBEL, DATED 2007 (LIPE & ASSOCIATES JOB # 006.164).
- 10) REFERENCE IS MADE TO A PLAT OF SURVEY BY SHAFER, IPLS # 2754, FOR MALKOVICH, DATED 12/19/2008 (LIPE & ASSOCIATES JOB # 008.165).
- 11) REFERENCE IS MADE TO A PLAT OF SURVEY BY TAYLOR, IPLS # 3680, FOR PEACH, DATED 05/12/2009.
- 12) REFERENCE IS MADE TO A PLAT OF SURVEY BY TAYLOR, IPLS # 3680, FOR CUNNINGHAM, DATED 05/12/2009.
- 13) REFERENCE IS MADE TO A PLAT OF SURVEY BY BULLARD, IPLS # 2574, FOR BAILEY, DATED 08/27/2010.
- 14) REFERENCE IS MADE TO A PLAT OF SURVEY BY SHAFER, IPLS # 2754, FOR EDWARDS, DATED 03/31/2011 (LIPE & ASSOCIATES JOB # 010.152).
- 15) REFERENCE IS MADE TO A PLAT OF SURVEY BY SHAFER, IPLS # 2754, FOR MALKOVICH, DATED 04/10/2012 (LIPE & ASSOCIATES JOB # 011.115).
- 16) REFERENCE IS MADE TO A PLAT OF SURVEY BY MCPEAK, IPLS # 3866, FOR SKOBEL, DATED 03/07/2013 (LS2012.034).
- 17) REFERENCE IS MADE TO A PLAT OF SURVEY BY DAUBY , IPLS # 3878 FOR SKOBEL, DATED 11/15/2013 (SHAWNEE JOB # 2013.625).
- 18) IRON RODS SET PER S.P.S. SURVEY ARE 30" LONG, 1/2" DIAMETER REBAR WITH A SURVEY KAP UNLESS OTHERWISE NOTED.
- 19) PER CONVERSATION WITH THE FRANKLIN COUNTY ENGINEERS, RIVERBEND ROAD DOES NOT HAVE A DEDICATED RIGHT-OF-WAY, THEREFORE THE EXISTING CENTERLINE AND EVIDENCE IN THE FIELD WERE USED TO ESTABLISH THE CENTERLINE. THIS RIGHT-OF-WAY IS ESTABLISHED USING THE STATE OF ILLINOIS STATUTE (605 ILCS 5/6-301) OF 40 FEET, 20 FEET EITHER SIDE OF THE CENTERLINE.
- 20) THERE ARE NOT ANY DELINEATED WETLANDS ON THE SUBJECT PROPERTY.
- 21) WEST CITY VILLAGE CODE, SUBDIVISION CODE CHAPTER 34-3-3 (D) - REQUIRES THE ZONING DISTRICT CLASSIFICATION OF THE TRACT TO BE SUBDIVIDED, AND THE ADJACENT LAND TO BE SHOWN ON THE PLAT. SINCE THIS PROPERTY IS NOT WITHIN THE WEST CITY LIMITS IT DOES NOT AND SHOULD NOT HAVE A WEST CITY ZONING DESIGNATION, THAT DATA THEREFORE CANNOT BE SHOWN. 34-3-3 (R) - REQUIRES BUILDING SETBACKS OR FRONT YARD LINES AND DIMENSIONS. THE SET BACKS SHALL BE THE SAME AS THOSE LISTED IN "R-2" ONE AND TWO FAMILY RESIDENT DISTRICTS, AS LISTED IN WEST CITY VILLAGE CODE, ZONING CODE CHAPTER 40.
- 22) THIS PROPERTY CURRENTLY UTILIZES A PRIVATE SEWAGE SYSTEM WITH A LAGOON LOCATED OFF-SITE. IT IS A REQUIREMENT THAT ALL LOTS HAVE THEIR OWN INDIVIDUAL PRIVATE SEPTIC SYSTEM INSTALLED THAT MEETS OR EXCEEDS BI-COUNTY HEALTH DEPARTMENT AND WEST CITY REQUIREMENTS. INDIVIDUAL LOTS WILL EACH UTILIZE A PUBLIC SEWER SYSTEM , IF AVAILABLE AND IF NOT A PRIVATE SEWAGE SYSTEM FOR EACH LOT APPROVED BY FRANKLIN-JEFFERSON BI-COUNTY HEALTH DEPARTMENT.

DESCRIPTION OF SURVEY- RIVER BEND ESTATES SUBDIVISION

10.096 ACRES - PART OF THE VIRDEN AND TIBEREND PROPERTY

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, OF THE THIRD PRINCIPAL MERIDIAN. SAID PARCEL IS PART OF THE PROPERTY DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2018-1323, DATED 4/4/2018, IN THE NAME DEBY R. VIRDEN AND JOHN E. TIBEREND IN THE FRANKLIN COUNTY COURT HOUSE. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

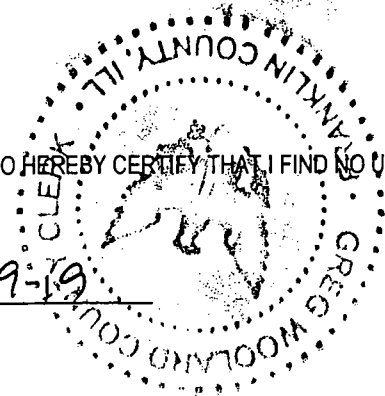
BEGINNING AT AN IRON ROD SET AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER-QUARTER SECTION; THENCE N 01° 00' 21" E 670.74 FEET, PASSING IRON RODS SET AT 265.00 FEET AND 472.87 FEET, TO AN IRON ROD SET AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER-QUARTER SECTION; THENCE S 89° 14' 44" E 657.76 FEET, PASSING AN IRON ROD SET AT 373.20 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER-QUARTER SECTION; THENCE S 00° 58' 23" W 666.08 FEET, PASSING AN IRON ROD SET AT 401.09 FEET, TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER-QUARTER SECTION; THENCE N 89° 39' 00" W 658.20 FEET, PASSING IRON RODS SET AT 186.61 FEET, 284.96 FEET, AND 471.57 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 10.096 ACRES, MORE OR LESS, PER SURVEY BY AARON M. DAUBY, IL PROFESSIONAL LAND SURVEYOR NO. 3878, DATED 01/28/2019.

SAID PARCEL BEING SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS RECORDED OR OTHERWISE ALL SITUATED IN THE

COUNTY CLERK'S CERTIFICATE 2019-1081

STATE OF ILLINOIS
COUNTY OF FRANKLIN



I, GREG WOOLARD, COUNTY CLERK OF FRANKLIN COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED AGAINST ANY OF THE REAL ESTATE INCLUDED WITH THIS PLAT.

Greg Woolard
COUNTY CLERK

3-29-19
DATE

CERTIFICATE OF VILLAGE BOARD

I, RON HOUSE, MAYOR OF THE VILLAGE, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE VILLAGE BOARD AND APPROVED AT A MEETING OF SAME HELD ON 3/11/19.

Ron House
MAYOR, VILLAGE OF WEST CITY

Sherry Muff
VILLAGE CLERK, VILLAGE OF WEST CITY

9-1-1 CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

THIS PLAT HAS BEEN REVIEWED FOR 9-1-1 IMPLEMENTATION.

Mike Carpenter
COUNTY 9-1-1 COORDINATOR

3-27-19
DATE

STATE OF ILLINOIS
County of Franklin
Document No. 2019-1081
Filed for record

MAR 29 2019

at 1:15 o'clock P
Fee paid \$ 91.00
RHSP Surcharge \$ 9.00

Greg Woolard
County Clerk & Recorder

FLOOD HAZARD CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT NO PART OF THE LAND BEING SUBDIVIDED BY THIS PLAT IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE "FLOOD INSURANCE RATE MAP" FOR THE COUNTY OF FRANKLIN, ILLINOIS ON COMMUNITY PANEL DATED NOVEMBER 18, 2009. THERE IS NO GUARANTEE IMPLIED, HOWEVER, THAT THE PROPERTY WITHIN THE SUBDIVISION IS NOT SUBJECT TO FLOODING.

BY: *John E. Tiberend and Debby R. Virden*
JOHN E. TIBEREND AND DEBY R. VIRDEN

BY: *[Signature]*
ILLINOIS LAND SURVEYOR

1/28/2019
DATE

FRANKLIN COUNTY BOARD CHAIRMAN CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

Page 4 of 15

AT A REGULAR MEETING OF THE COUNTY BOARD OF FRANKLIN COUNTY, ILLINOIS HELD ON THE 22nd DAY OF March, 2019, THE FOREGOING PLAT WAS PRESENTED TO AND APPROVED BY THE COUNTY BOARD CHAIRMAN.

[Signature]

2019-1081

FICATE

FRANKLIN COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES INCLUDED WITH THIS PLAT.

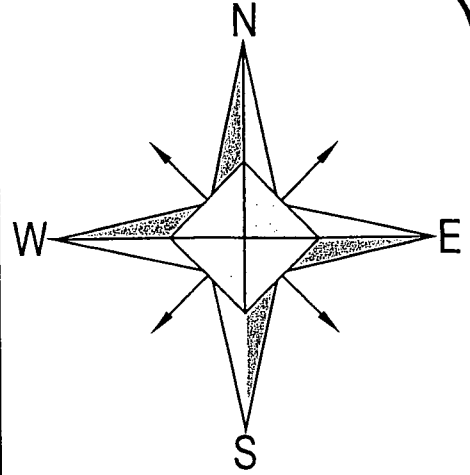
3-29-19
DATE



BOARD

DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE VILLAGE BOARD OF SAME HELD ON 3/11/19

Sherry M...
VILLAGE CLERK, VILLAGE OF WEST CITY



BEARINGS ARE REFERENCED TO ILLINOIS STATE PLANE COORDINATES - EAST ZONE NAD 83

9-1-1 IMPLEMENTATION .

3-27-19
DATE

STATE OF ILLINOIS
County of Franklin

Document No. 2019-1081
Filed for record

MAR 29 2019

at 1:15 o'clock P M.

Fee paid \$ 91.00
RHSP Surcharge \$ 9.00

John Tiberend
County Clerk & Recorder

ICATE

CERTIFY THAT NO PART OF THE LAND BEING SUBDIVIDED BY THIS PLAT IS LOCATED WITHIN A FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE "FLOOD HAZARD IDENTIFICATION MAP" OF FRANKLIN, ILLINOIS ON COMMUNITY PANEL DATED NOVEMBER 18, 2009. THERE IS NO FLOOD HAZARD AT THE PROPERTY WITHIN THE SUBDIVISION IS NOT SUBJECT TO FLOODING.

BY: *John E. Tiberend & Deby R. Virden*
JOHN E. TIBEREND AND DEBY R. VIRDEN

BY: *[Signature]*
ILLINOIS LAND SURVEYOR

1/28/2019
DATE

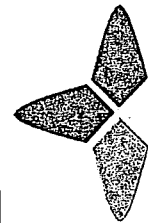
BOARD CHAIRMAN CERTIFICATE

THE COUNTY BOARD OF FRANKLIN COUNTY, ILLINOIS HELD ON THE 22nd DAY OF MARCH 2019 THE PLAT WAS PRESENTED TO AND APPROVED BY THE COUNTY BOARD CHAIRMAN.

Shawnee Professional Services
Engineers, Surveyors, Acquisition, & Energy
www.ShawneePSI.com

901 NORTH DuQUOIN STREET
P.O. DRAWER 130
BENTON, ILLINOIS 62812
(618) 439-9447

104 SOUTH 4TH STREET
P.O. BOX 125
VIENNA, ILLINOIS 62995
(618) 658-6065



Page 5 of 15

2019-1081

MINOR JOINT
REVOCABLE TRUST
(DOC NO. 2016-0677)
PARCEL NO. 07-27-200-015

CORNER LOCATED
S 01°00'21" W 670.74'
FROM THE NW CORNER
OF THE NW 1/4 - NE 1/4
SEC 27 - T6S - R2E

S 89°14'44" E 657

373.20'

C-N-N 1/64
CORNER

LOT 6
1.690 ACRES

197.87'

NE 1/4 - NW 1/4
SEC 27 - T6S - R2E

N 89°26'52" W 373.21'

LOT 5
1.770 ACRES

**PROPOSED 15'
PRIVATE ACCESS &
PUBLIC UTILITY EASEMENT**

SW 1/4 - NW 1/4 - NE 1/4
SEC 27 - T6S - R2E

PART OF
THE VIRDEN & TIBEREND PROPERTY
PARCEL NO. 07-27-200-001
0.128 ACRES
(DOC NO. 2018-1323)

204.92'

N 01°00'21" E 670.74'

S 89°39'00" E 373.22'

186.61'

186.61'

LOT 4
1.148 ACRES

**PROPOSED 15'
PRIVATE ACCESS &**

REMAINDER OF
VIRDEN & TIBEREND
(DOC NO. 2018-1323)
PARCEL NO. 07-27-200-001

DRIVE

MINOR JOINT
REVOCABLE TRUST
(DOC NO. 2016-0677)
PARCEL NO. 07-27-200-015

2019-1081

N 1/2 - NW 1/4 - NE 1/4
SEC 27 - T6S - R2E

NW-NE 1/64
CORNER

N 14°44' E 657.76'

284.56'

5' 15'

196.55'

**PROPOSED 20' PRIVATE ACCESS &
PUBLIC UTILITY EASEMENT**

PART OF
THE VIRDEN & TIBEREND PROPERTY
PARCEL NO. 07-27-200-001
0.302 ACRES
(DOC NO. 2018-1323)

LOT 2
3.213 ACRES

RIVER BEND ESTATES SUBDIVISION
PART OF THE VIRDEN & TIBEREND PROPERTY
PARCEL NO. 07-27-200-001
10.096 ACRES
(DOC NO. 2018-1323)

398.14'

SE 1/4 - NW 1/4
NE 1/4
SEC 27 - T6S - R2E

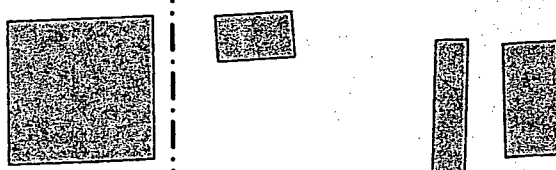
NW 1/4 - NE 1/4
7 - T6S - R2E

206.55'
S 01°00'21" W 668.10'

S 00°58'23" W 666.08'

S 89°39'00" E 186.61'

MINOR JOINT
REVOCABLE TRUST
(DOC NO. 2016-0677)
PARCEL NO. 07-27-200-015



2019-1081

IF NOT A PRIVATE SEWAGE SYSTEM FOR EACH LOT APPROVED BY FRANKLIN-JEFFERSON BI-COUNTY HEALTH DEPARTMENT

DESCRIPTION OF SURVEY- RIVER BEND ESTATES SUB

10.096 ACRES - PART OF THE VIRDEN AND TIBEREND PROPERTY

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, OF THE THIRD PRINCIPAL MERIDIAN. SAID PARCEL IS PART OF THE 10.096 ACRES AND RECORDED IN DOCUMENT NUMBER 2018-1323, DATED 4/4/2018, IN THE NAME DEBY R. VIRDEN AND JOHN E. TIBEREND, FRANKLIN COUNTY COURT HOUSE. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER-QUARTER SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, OF THE THIRD PRINCIPAL MERIDIAN; THENCE N 01° 00' 21" E 670.74 FEET, PASSING IRON RODS SET AT 265.00 FEET AND 472.87 FEET, TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER-QUARTER SECTION; THENCE S 89° 14' 44" E 657.76 FEET, PASSING AN IRON ROD SET AT 373.20 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER-QUARTER SECTION; THENCE S 00° 58' 23" W 666.08 FEET, PASSING AN IRON ROD SET AT 401.09 FEET, TO AN IRON ROD SET AT THE SOUTH CORNER OF SAID QUARTER-QUARTER-QUARTER SECTION; THENCE N 89° 39' 00" W 658.20 FEET, PASSING IRON RODS SET AT 471.57 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 10.096 ACRES, MORE OR LESS, PER SURVEY BY AARON M. DAUBY, ILLINOIS PROFESSIONAL SURVEYOR NO. 3878, DATED 01/28/2019.

SAID PARCEL BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE, IN THE PUBLIC RECORDS OF THE COUNTY OF FRANKLIN, STATE OF ILLINOIS.

OWNER'S CERTIFICATE

WE, DEBY R. VIRDEN AND JOHN E. TIBEREND, THE OWNERS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, OF THE THIRD PRINCIPAL MERIDIAN, HEREBY CERTIFY THAT THE SAID SUBDIVISION IS TO BE HEREINAFTER SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HEREBY DEDICATED TO THE USE OF RIVER BEND ESTATES SUBDIVISION. ALL RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF RIVER BEND ESTATES SUBDIVISION. ALL RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF RIVER BEND ESTATES SUBDIVISION. ALL RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF RIVER BEND ESTATES SUBDIVISION. FOREVER INCLUDING THE RELEASE OF ALL RIGHTS-OF-WAY UNDER HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED THIS 8 DAY OF March, 2019.

Signatures of John E. Tiberend and Deby R. Virden.

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, Kelly Groner, a notary public in and for the county aforesaid, do hereby certify that Deby R. Virden and John E. Tiberend are personally known to me to be the same person whose names are in the foregoing instrument, and that they appeared before me this day in person and acknowledged the same as their free and voluntary act for the uses and purposes therein set forth, including the release of waiver of the right of homestead.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 8 DAY OF March, 2019.

Signature of Kelly Groner, Notary Public.



SCHOOL DISTRICT CERTIFICATION

STATE OF ILLINOIS
COUNTY OF FRANKLIN

Page 8 of 15

I, DEBY R. VIRDEN AND JOHN E. TIBEREND, HEREBY CERTIFY THAT THE REAL PROPERTY AS DESCRIBED BY THE INSTRUMENT BEING FILED WITH THIS INSTRUMENT IS LOCATED WITHIN SCHOOL DISTRICT 17, BENTON CONSOLIDATED HIGH SCHOOL DISTRICT

398.14'
S 00°58'23" W 666.08'

SE 1/4 - NW 1/4
NE 1/4
SEC 27 - T6S -R2E

MINOR JOINT
REVOCABLE TRUST
(DOC NO. 2016-0677)
PARCEL NO. 07-27-200-015

...IC SEWER SYSTEM, IF AVAILABLE AND
...COUNTY HEALTH DEPARTMENT.

S SUBDIVISION


... THE NORTHEAST QUARTER SECTION
... PART OF THE PROPERTY DESCRIBED
... EN AND JOHN E. TIBEREND IN THE
... FOLLOWS:

... ER-QUARTER SECTION; THENCE
... ON ROD SET AT THE NORTHWEST
... PASSING AN IRON ROD SET AT
... QUARTER SECTION; THENCE
... T THE SOUTHEAST CORNER OF SAID
... ODS SET AT 186.61 FEET, 284.96 FEET,

BY, IL PROFESSIONAL LAND

OTHERWISE. ALL SITUATED IN THE

NORTHWEST QUARTER OF
... AL MERIDIAN, HAVE CAUSED
... BE HEREINAFTER KNOWN AS
... TO THE USE OF THE PUBLIC,
... RELEASE WAIVER OF THE

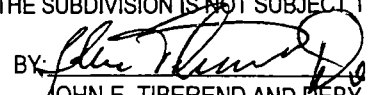

... E. TIBEREND


... R. VIRDEN

BY CERTIFY THAT JOHN E.
... E NAMES ARE SUBSCRIBED ON
... KNOWNLEDGED THAT THEY
... S THEREIN SET FORTH,

GUARANTEE IMPLIED, HOWEVER, THAT THE PROPERTY WITHIN THE SUBDIVISION IS NOT SUBJECT T

2019-1081

BY: 
JOHN E. TIBEREND AND DEBY

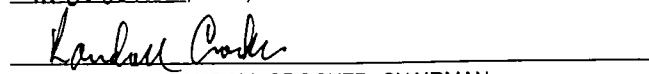
BY: 
ILLINOIS LAND SURVEYOR

DATE 1/28/2019

FRANKLIN COUNTY BOARD CHAIRMAN CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

... AT A REGULAR MEETING OF THE COUNTY BOARD OF FRANKLIN COUNTY, ILLINOIS HELD ON
March, 2019, THE FOREGOING PLAT WAS PRESENTED TO AND APPROVED BY THE COUNT


RANDALL CROCKER, CHAIRMAN

PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

THIS IS TO CERTIFY THAT, AS THE AUTHORIZED REPRESENTATIVE OF THE FRANKLIN COUNTY BOAF
THEIR BEHALF AND HAVE FOUND IT TO BE IN COMPLIANCE WITH THE FRANKLIN COUNTY SUBDIVISI
APPLICABLE COUNTY REQUIREMENTS.

DATED THIS 14th DAY OF March, 2019.


CINDY LOYD, FRANKLIN COUNTY PLAT OFFICER

APPRO
082 31411

COUNTY CLERK APPROVAL CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, GREG WOOLARD, COUNTY CLERK AND RECORDER OF FRANKLIN COUNTY, ILLINOIS, AND
COUNTY AND THE TAX RECORDS THEREOF, DO HEREBY CERTIFY THAT ON THE 29 DAY OF
A REGULAR MEETING, THE COUNTY BOARD DID ACCEPT AND APPROVE THE FOREGOING PLAT. IN
HAND AND OFFICIAL SEAL OF FRANKLIN COUNTY, ILLINOIS.


GREG WOOLARD, FRANKLIN COUNTY CLERK AND RECORDER

HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

THIS IS TO CERTIFY THAT THE PLAT FOR THE TRACT OF LAND DESCRIBED THE FOREGOING
BY THE FRANKLIN-WILLIAMSON BI-COUNTY HEALTH ADMINISTRATOR AND HAS BEEN FOUND ADEQU
SEPTIC SYSTEMS. A CENTRAL SEWAGE TREATMENT PACKAGE WILL NOT BE REQUIRED.

DATED THIS 5th DAY OF March, 2019. Page 9 of 15



BY: John E. Tiberend & Debby R. Virden
JOHN E. TIBEREND AND DEBY R. VIRDEN

BY: [Signature]
ILLINOIS LAND SURVEYOR

1/28/2019
DATE

D CHAIRMAN CERTIFICATE

COUNTY BOARD OF FRANKLIN COUNTY, ILLINOIS HELD ON THE 22nd DAY OF
PLAT WAS PRESENTED TO AND APPROVED BY THE COUNTY BOARD CHAIRMAN.

RMAN

TE

ORIZED REPRESENTATIVE OF THE FRANKLIN COUNTY BOARD, I HAVE REVIEWED THIS PLAT ON
BE IN COMPLIANCE WITH THE FRANKLIN COUNTY SUBDIVISION ORDINANCE AND ALL OTHER

DAY OF March, 2019.

[Signature]
PLAT OFFICER

APPROVED
CSL 3/14/19 8:50

AL CERTIFICATE

ERK AND RECORDER OF FRANKLIN COUNTY, ILLINOIS, AND KEEPER OF THE SEAL OF SAID
OF, DO HEREBY CERTIFY THAT ON THE 29 DAY OF March, 2019 AT
ARD DID ACCEPT AND APPROVE THE FOREGOING PLAT. IN WITNESS WHEREOF, I HAVE SET MY
COUNTY, ILLINOIS.

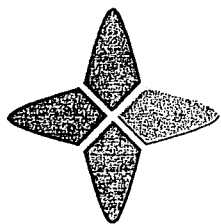
CLERK AND RECORDER

RTIFICATE

.AT FOR THE TRACT OF LAND DESCRIBED THE FOREGOING CERTIFICATES HAS BEEN REVIEWED
ITY HEALTH ADMINISTRATOR AND HAS BEEN FOUND ADEQUATE FOR THE USE OF INDIVIDUAL
TREATMENT PACKAGE WILL NOT BE REQUIRED.

AY OF March, 2019.

Shawnee Engineers 2019-1087



104 SOUTH 4TH STREET
P.O. BOX 125
VIENNA, ILLINOIS 62995
(618) 658-6065

**RIVER BEND ESTATES
SUBDIVISION**

PART OF THE VIRDEN AND TIBEREND PROPERTY

THE SW 1/4 -NW 1/4 - NE 1/4 OF SECTION 27, T 6 S,
R 2 E OF THE 3RD P.M., FRANKLIN COUNTY,
ILLINOIS.

S:\2018\FRANKLIN\2018-425 JOHN TIBEREND\DELIVERABLES\DWG\2018-425SUB.DWG

Revisions		
#	Date	Note

Drafted by: L. OVERTON
Project Manager: A DAIRY

2019-1081

LOT 5
1.770 ACRES

SW 1/4 - NW 1/4 - NE 1/4
SEC 27 - T6S - R2E

**PROPOSED 15'
PRIVATE ACCESS &
PUBLIC UTILITY EASEMENT**

PART OF
THE VIRDEN & TIBEREND PROPERTY
PARCEL NO. 07-27-200-001
0.128 ACRES
(DOC NO. 2018-1323)

REMAINDER OF
VIRDEN & TIBEREND
(DOC NO. 2018-1323)
PARCEL NO. 07-27-200-001

N 01°00'21" E 670.74' 204.92'

S 89°39'00" E 373.22'

186.61' 186.61'

LOT 4
1.148 ACRES

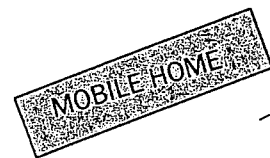
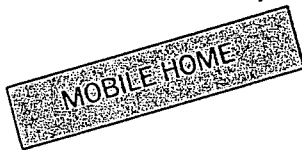
**PROPOSED 15'
PRIVATE ACCESS &
PUBLIC UTILITY EASEMENT**

PART OF
THE VIRDEN &
TIBEREND PROPERTY
PARCEL NO. 07-27-200-001
0.188 ACRES
(DOC NO. 2018-1323)

LOT 3
1.148 ACRES

267.94'

S 01°00'21" W 267.94'



CORNER LOCATED
S 89°12'10" E 1335.30'
FROM AN IRON ROD SET AT
THE SW CORNER OF THE
NE 1/4 - NW 1/4
SEC 27 - T6S - R2E

CN 1/16
CORNER
P.O.B.

DRIVE

RIVER BEND ROAD (40' R.O.W.)

186.61'

186.61'

N 89°39'00" W 658'

CORNER LOCATED
N 01°00'21" E 1341.48'
FROM AN IRON ROD FOUND
SET BY TAYLOR, IPLS# 3680
AT THE SW CORNER OF THE
NE 1/4
SEC 27 - T6S - R2E

LINN
(DOC NO. 2014-494)
PARCEL NO. 07-27-200-006

2019-1081

RIVER BEND ESTATES SUBDIVISION

PART OF THE VIRDEN & TIBEREND PROPERTY

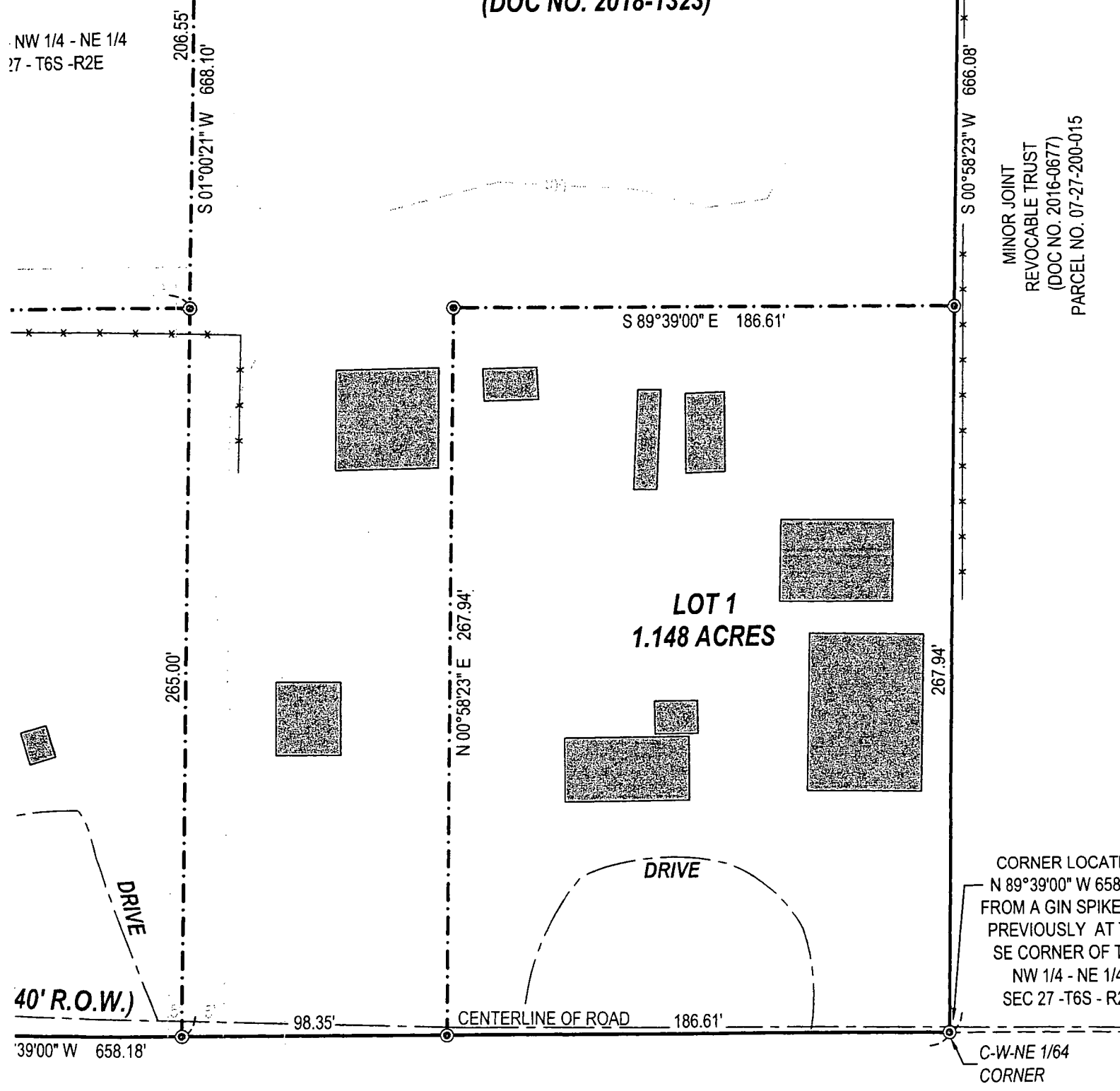
PARCEL NO. 07-27-200-001

10.096 ACRES

(DOC NO. 2018-1323)

SE 1/4 - NW 1/4
NE 1/4
SEC 27 - T6S - R2E

NW 1/4 - NE 1/4
27 - T6S - R2E



MINOR JOINT
REVOCABLE TRUST
(DOC NO. 2016-0677)
PARCEL NO. 07-27-200-015

CORNER LOCATI
N 89°39'00" W 658
FROM A GIN SPIKE
PREVIOUSLY AT
SE CORNER OF T
NW 1/4 - NE 1/4
SEC 27 - T6S - R2

C-W-NE 1/64
CORNER

2019-1081

RIGHT OF HOMESTEAD UNDER HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED THIS 8 DAY OF March, 2019.

John E. Tiberend
JOHN E. TIBEREND
Deby R. Virden
DEBY R. VIRDEN

SE 1/4 - NW 1/4
NE 1/4
SEC 27 - T6S - R2E

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, Kelly Groner, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY TIBEREND AND DEBY R. VIRDEN ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES APPEAR IN THE FOREGOING INSTRUMENT, AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED AND SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 8 DAY OF March, 2019.

Kelly Groner

NOTARY PUBLIC

OFFICIAL SEAL
KELLY R GRONER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/01/19

SCHOOL DISTRICT CERTIFICATION

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, DEBY R. VIRDEN AND JOHN E. TIBEREND, HEREBY CERTIFY THAT THE REAL PROPERTY AS DESCRIBED BY THE DESCRIPTION HEREIN, LIES WITHIN BENTON SCHOOL DISTRICT 47, BENTON CONSOLIDATED HIGH SCHOOL DISTRICT AND REND LAKE COLLEGE DISTRICT.

John E. Tiberend

JOHN E. TIBEREND

Deby R. Virden

DEBY R. VIRDEN

SURVEYOR'S CERTIFICATE

I, AARON DAUBY, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF DEBY R. VIRDEN AND JOHN E. TIBEREND FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS SHOWN.

Aaron Dauby

LAND SURVEYOR

035.003878
ILLINOIS REGISTRATION NUMBER

4/22/2019

DATE

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS REQUIREMENTS OF FRANKLIN COUNTY GOVERNING ACCESS RIGHTS.

APC R

COUNTY ENGINEER

3/14/2019 Page 13 of 15
DATE

267.94'

MINOR JOINT
REVOCABLE TRUST
(DOC NO. 2016-0677)
PARCEL NO. 07-27-200-015

S 00°58'23" W 666.08'

CORNER LOCATED
N 89°39'00" W 658.18'
FROM A GIN SPIKE SET
PREVIOUSLY AT THE
SE CORNER OF THE
NW 1/4 - NE 1/4
SEC 27 - T6S - R2E

C-W-NE 1/64
CORNER

2019-1081 DATED THIS 14th DAY OF March

JOHN E. TIBEREND
DEBY R. VIRDEN

CINDY LOYD, FRANKLIN COUNTY PLAT OFFICER

COUNTY CLERK APPROVAL CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, GREG WOOLARD, COUNTY CLERK AND RECORDER OF FRANKLIN COUNTY AND THE TAX RECORDS THEREOF, DO HEREBY CERTIFY THAT AT A REGULAR MEETING, THE COUNTY BOARD DID ACCEPT AND APPROVE THE PLAT FOR THE TRACT OF LAND SHOWN ON HAND AND OFFICIAL SEAL OF FRANKLIN COUNTY, ILLINOIS.

GREG WOOLARD, FRANKLIN COUNTY CLERK AND RECORDER

FRANKLIN COUNTY AFORESAID, DO HEREBY CERTIFY THAT JOHN E. TIBEREND AND DEBY R. VIRDEN ARE THE SAME PERSON WHOSE NAMES ARE SUBSCRIBED ON THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DO SO FOR THE USES AND PURPOSES THEREIN SET FORTH,

OF March, 2019.



HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

THIS IS TO CERTIFY THAT THE PLAT FOR THE TRACT OF LAND SHOWN ON HAND AND OFFICIAL SEAL OF FRANKLIN COUNTY, ILLINOIS, IS IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS FOR SEPTIC SYSTEMS. A CENTRAL SEWAGE TREATMENT PACKAGE WILL BE INSTALLED.

DATED THIS 5th DAY OF March, 2019

TONY MCENTIRE, BI-COUNTY HEALTH ADMINISTRATOR

THE REAL PROPERTY AS DESCRIBED BY THE LEGAL DESCRIPTION OF BENTON CONSOLIDATED HIGH SCHOOL DISTRICT 103, AND THE

DEBY R. VIRDEN

PROFESSIONAL ENGINEERS DRAINAGE CERTIFICATE

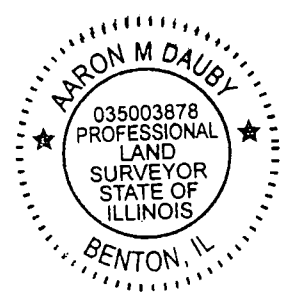
STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, BILLY J. ABERNATHY, PROFESSIONAL ENGINEER NO. 062-067174, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS ON THE TRACT OF LAND SHOWN ON HAND AND OFFICIAL SEAL OF FRANKLIN COUNTY, ILLINOIS, IS IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AND WILL NOT CAUSE UNREASONABLE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE DRAINAGE SYSTEM.

DATED THIS 28TH DAY OF JANUARY, 2019.

BILLY J. ABERNATHY - PROFESSIONAL ENGINEER NO. 062-067174

035.003878
ILLINOIS REGISTRATION NUMBER



HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED BY THE LEGAL DESCRIPTION OF BENTON CONSOLIDATED HIGH SCHOOL DISTRICT 103, AND THE TRACTS SHOWN THEREON.

JOHN E. TIBEREND
DEBY R. VIRDEN

AGREEMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO THE

2019

DAY OF 4 March, 2019.

[Signature]
PLAT OFFICER

APPROVED

CSL 3/14/19 8:25 AM

2019-1081

PLAT CERTIFICATE

CLERK AND RECORDER OF FRANKLIN COUNTY, ILLINOIS, AND KEEPER OF THE SEAL OF SAID COUNTY, DO HEREBY CERTIFY THAT ON THE 29 DAY OF March, 2019, THE BOARD DID ACCEPT AND APPROVE THE FOREGOING PLAT. IN WITNESS WHEREOF, I HAVE SET MY SEAL IN FRANKLIN COUNTY, ILLINOIS.

[Signature]
CLERK AND RECORDER

CERTIFICATE

THE PLAT FOR THE TRACT OF LAND DESCRIBED IN THE FOREGOING CERTIFICATES HAS BEEN REVIEWED BY THE COUNTY HEALTH ADMINISTRATOR AND HAS BEEN FOUND ADEQUATE FOR THE USE OF INDIVIDUAL SEWER TREATMENT PACKAGE WILL NOT BE REQUIRED.

DAY OF March, 2019.

[Signature]
HEALTH ADMINISTRATOR

SEWER DRAINAGE CERTIFICATE

THE OWNER OF THE LAND DESCRIBED HEREIN, AND BILLY J. ABERNATHY, PROFESSIONAL ENGINEER, CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE CONSTRUCTION OF SAID SEWER DRAINAGE OF SURFACE WATERS IN SUCH A MANNER AS TO CAUSE DAMAGE TO ADJOINING PROPERTIES, SHALL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS, OR DRAINS THAT THE SUB DIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS SHALL BE TREATED WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF POLLUTION BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

19.

[Signature]
ENGINEER NO. 062-067174

[Signature]
DEBY R. VIRDEN



**RIVER BEN
SUBD**
PART OF THE VIRDEN A
THE SW 1/4 - NW 1/4 - NE
R 2 E OF THE 3RD P.M.
ILLI

Path: S:\2018\FRANKLIN\2018-425 JOHN TIB

Revisions

#	Date	Note

Drafted by:	L. OVERTON
Project Manager:	A. DAUBY
Date:	1/28/2019
Reviewed by:	AMD
Scale:	1"=50'
Job Number:	2018-425
Sheet:	1 OF 1

Drawing Status

- Preliminary Drawing
- Final Drawing

Requested By:

JOHN E. TIBEREND

This Professional Service Conforms To The Current Illinois Minimum Standards of Practice Applicable To Boundary Surveys.