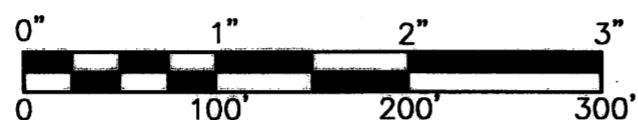


# FINAL PLAT

## " SUNNY FIELD ESTATES "

### A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 40 NORTH RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN OGLE COUNTY ILLINOIS

2003  
SHEET 1 OF 2



It is expressly understood that the aforementioned easement: The Utility Easement and the Drainage Easement exist by virtue of the authority granted to counties in Illinois Compiled Statutes, Chapter 55, Paragraph 5/5-1041 (1998), Illinois Compiled Statutes, Chapter 55, Paragraph 5/5-1049 (1998) and other relevant state laws, rules and regulations in force and in effect at the time of the submission of this plat to the County of Ogle for approval.

It is further understood that nothing contained herein in any grant or dedication of any easement is intended, nor shall be construed, to give rise to any duties or liabilities on behalf of the County of Ogle of any Department or Division thereof, which is not authorized and required by law. In the event that any lot owner or owners do not adequately maintain the stormwater detention, drainage and subsurface drainage facilities, or any facility or condition mentioned in any of the aforementioned easements, to the extent permitted by law, Ogle County may provide at its sole discretion such construction, maintenance and/or repair it deems necessary or desirable in the public interests or take any such other action incidental to the purposes enumerated in the aforementioned easements. To that end, Ogle County is hereby granted the privilege of necessary access through and upon the premises of each and every block, lot and parcel in the subdivision for the purpose of effectuating the aforementioned construction, maintenance, repair or other work incidental to any purpose enumerated in the aforementioned easements.

Each and every lot owner in the subdivision shall hold the County of Ogle harmless for any and all claims for damages arising out of the County of Ogle's performing any of the aforementioned construction, maintenance, repair or any work incidental to any purpose enumerated in the aforementioned easements; and shall jointly indemnify, defend or incur all cost of defense of the County of Ogle, its' officials, agents, servants and employees, from the payment of any sums of money to any person whomsoever on account of all claims, actions or suits growing out of any injury from or in any way attributable to, the County of Ogle performing any of the aforementioned. To the extent permitted by law, each and every lot owner within the subdivision shall be jointly liable for the cost of any construction, maintenance, repair or any other action incidental to any purpose enumerated in the aforementioned easements performed by the County of Ogle and shall reimburse the County of Ogle upon written demand. In the event of a failure to so reimburse, to the extent permitted by law, the costs of any construction, maintenance, repair or other work performed by the County of Ogle shall give rise to a lien on each and every lot within the subdivision and against each and every lot owner therein in favor of the County of Ogle. Such lien may be perfected by recordation of same.

It is further expressly understood that there shall be no alteration of existing drainage at any time without the express written approval of the County of Ogle, unless otherwise authorized by law.

No amendment, modification, revocation or extinguishment of any of the aforementioned easements or any of the conditions or purposes contained therein is effective, without the express written approval of the County of Ogle, by and through its agent, the Ogle County Plat Officer, his agent, or successor in office. Each and every grant of easement or other dedication contained herein in this Plat of Subdivision to the County of Ogle is dedicated for the benefit of both the public generally and the residents of the subdivision specifically. The grantor expressly acknowledges that each and every easement is granted knowingly and voluntarily for the purposes stated herein and that only those dedications intended to benefit the residents of the subdivision specifically and uniquely are required by the County.

CENTERLINE CURVE DATA

CURVE-1  
R = 250.00'  
Δ = 33°31'05"  
D = 22°55'06"  
T = 75.28'  
L = 146.25'  
CB = S 73°12'52" E

CURVE-2  
R = 250.00'  
Δ = 56°27'20"  
D = 22°55'06"  
T = 134.20'  
L = 246.33'  
CB = S 28°13'40" E

TEMPORARY CUL-DE-SAC EASEMENTS - TO BE VACATED UPON EXTENSION OF ROAD TO WEST

WEST LINE OF THE EAST-HALF OF THE NORTHWEST QUARTER

**OUTLOT-A**  
6.351 ACRES±  
COMMON OPEN SPACE FOR (RECREATIONAL, CONSERVATION ETC.) PURPOSES  
DETENTION AREA

EXISTING PETROLEUM PIPELINE

HEREBY DEDICATED TO OGLE COUNTY

HEREBY DEDICATED TO FLAGG TOWNSHIP

FLAGG ROAD

EXISTING 50' PIPELINE EASEMENT

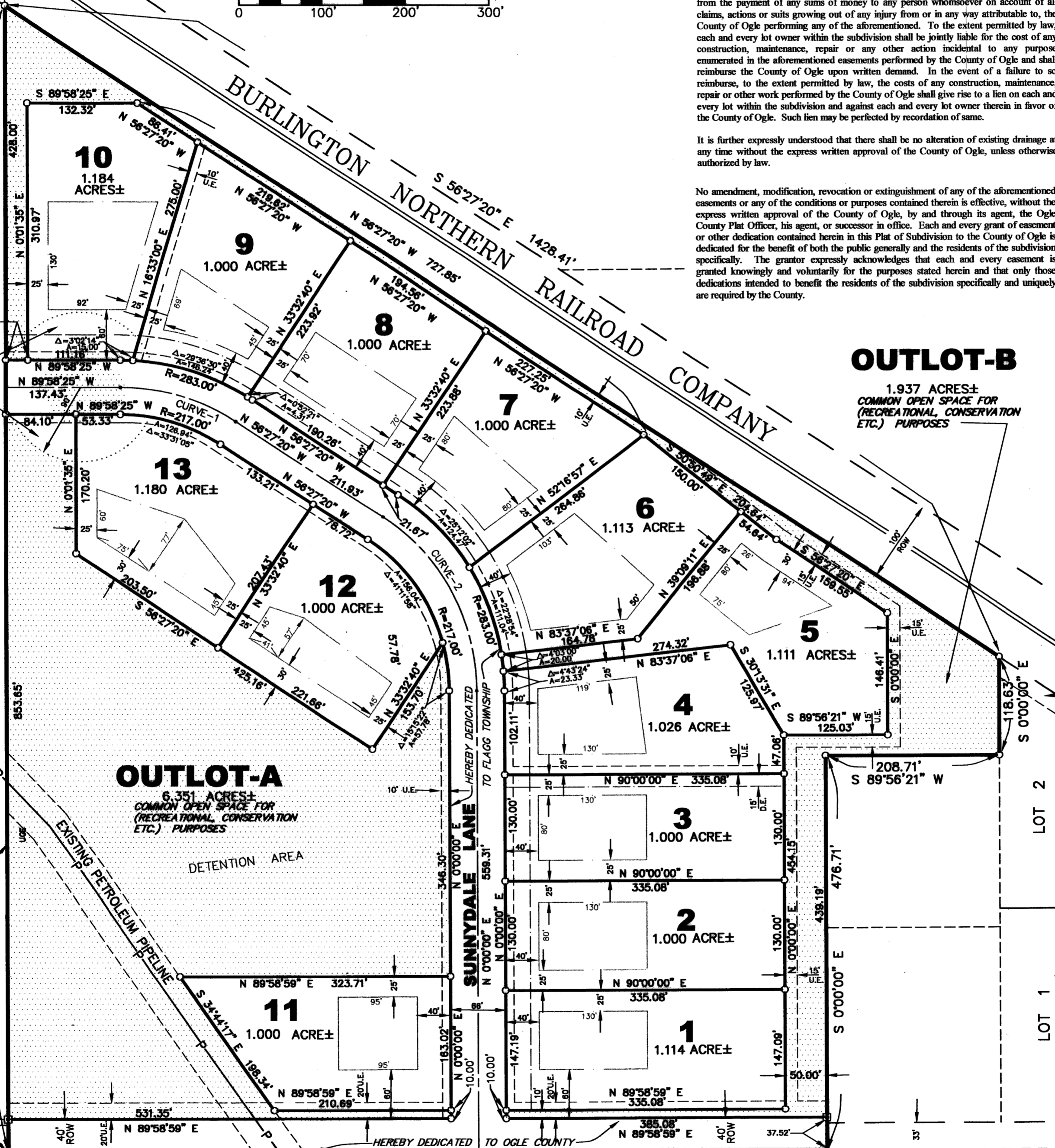
SOUTH LINE OF THE NORTHWEST QUARTER

CENTERLINE OF FLAGG ROAD

POINT OF BEGINNING

LEGEND

- BOUNDARY OF PROPERTY
- - - SECTION LINE
- - - ROAD RIGHT-OF-WAY LINE
- - - UTILITY EASEMENT LINE = U.E.
- - - DRAINAGE EASEMENT = D.E.
- - - ROAD CENTERLINE
- FOUND RAILROAD SPIKE
- FOUND MONUMENT
- 5/8" x 30" IRON PIN SET CONCRETE MONUMENT
- REDUCED BUILDING ENVELOPE
- ▨ COMMON OPEN SPACE



**OUTLOT-B**  
1.937 ACRES±  
COMMON OPEN SPACE FOR (RECREATIONAL, CONSERVATION ETC.) PURPOSES

LOT 2  
CAPE'S SUBDIVISION

LOT 1  
CAPE'S SUBDIVISION

CENTER ROAD

20' ACCESS EASEMENT

16

SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 16