

FINAL PLAT ROCKY RIDGE SUBDIVISION

AN ADDITION TO PIATT COUNTY, ILLINOIS
PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4
SEC. 9, T.18N., R.6E., 3rd P.M.

SURVEYOR:
DRAK VALLEY LAND SURVEYING, L.L.C.
P.O. BOX 358H
SULLIVAN, ILLINOIS 61851
(217) 797-5555
FAX (217) 797-5555
DESIGN FIRM NO. 184-002717

ENGINEER: **317409**
BKB ENGINEERING
1704 BLUE BIRD DRIVE
MANHATTAN, IL 61853
(217) 584-1803
FAX (217) 584-6757
OWNER/DEVELOPER:
GREGORY PLUNK
2378 N 1200 E ROAD
MANHATTAN, IL 61854
(217) 459-3810

STATE OF ILLINOIS SS
COUNTY OF PIATT: SS
Filed for record in said County on
the 9th day of July
A.D. 2004 at 2:43 o'clock P.M.
and recorded in book 13 on

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF PIATT) SS
I, JAMES M. WHITMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT I HAVE SURVEYED, MEASURED, AND PLATTED THE STATE OF ILLINOIS,
AND WITH THE ORDINANCES OF THE CITY OF MONTICELLO, ILLINOIS, THE FOREGOING
DESCRIBED PROPERTY, TO-WIT: BY *Callan* Deputy

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 18
NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN PIATT COUNTY, ILLINOIS,
BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 9; THENCE NORTH 89 DEGREES 43 MINUTES 13 SECONDS WEST
1284.87 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO THE
SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED 488-343 AND SHOWN
BY PLAT OF SURVEY RECORDED IN PLAT BOOK 13-PAGE 18 IN THE RECORDS OF THE PIATT
COUNTY RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 43 MINUTES 41 SECONDS EAST
284.00 FEET MEASURED 178.28 FEET RECORDED ALONG A SOUTH LINE OF SAID TRACT OF
LAND TO AN IRON PIN WITH CAP NUMBER 2318; THENCE SOUTH 1 DEGREE 40 MINUTES 04
SECONDS EAST- 304.30 FEET MEASURED (305.99 FEET RECORDED) ALONG A LINE OF SAID
TRACT OF LAND TO AN IRON PIN WITH CAP NUMBER 2318; THENCE NORTH 89 DEGREES 30
MINUTES 38 SECONDS EAST- 587.88 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND TO
AN IRON PIN WITH CAP NUMBER 3367; SAID POINT LYING ON THE EAST LINE OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 0
DEGREES 19 MINUTES OF SECONDS EAST- 978.42 FEET TO AN IRON PIN WITH CAP NUMBER
1367; SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 32 MINUTES 42
SECONDS WEST- 1332.11 FEET TO THE POINT OF BEGINNING, CONTAINING 33.42 ACRES, MORE
OR LESS.

AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP
18 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN PIATT COUNTY,
ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 9; THENCE NORTH 89 DEGREES 43 MINUTES 42 SECONDS
EAST (BEARING BASED ON TRUE NORTH PER GPS OBSERVATION)- 1332.11 FEET TO AN IRON
PIN WITH CAP NUMBER 1367; SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 0 DEGREES 19
MINUTES OF SECONDS EAST- 834.27 FEET ALONG THE EAST LINE OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO AN IRON PIN WITH CAP NUMBER 1367;
THENCE SOUTH 89 DEGREES 30 MINUTES 38 SECONDS WEST- 364.29 FEET TO AN IRON PIN
WITH CAP NUMBER 3367; THENCE SOUTH 0 DEGREES 29 MINUTES 54 SECONDS EAST- 485.00
FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY LINE OF PIATT COUNTY HIGHWAY NUMBER
4; THENCE SOUTH 89 DEGREES 30 MINUTES 04 SECONDS WEST- 858.17 FEET ALONG SAID
NORTH RIGHT OF WAY LINE TO AN IRON PIN WITH CAP NUMBER 1367; SAID POINT LYING ON
THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;
THENCE NORTH 0 DEGREES 43 MINUTES 15 SECONDS WEST- 1300.29 FEET TO THE POINT OF
BEGINNING, CONTAINING 33.71 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO 8 LOTS, NUMBERED 1
THROUGH 8, THE EASEMENTS AS SHOWN ON THE ATTACHED PLAT.

UNLESS NOTED OTHERWISE, IRON PINS IDENTIFY ALL LOT CORNERS AS SHOWN ON SAID PLAT
AND ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF. ALL ROADWAY
RIGHT-OF-WAY AND EASEMENTS DESIGNATED ON SAID PLAT ARE DEDICATED FOR PUBLIC USE.

SAID SUBDIVISION IS TO BE KNOWN AS "ROCKY RIDGE SUBDIVISION", PIATT COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE FOREGOING PLAT ACCOMPANYING THIS CERTIFICATE CORRECTLY
REPRESENTS THE ABOVE DESCRIBED PROPERTY AS SUBDIVIDED.

I FURTHER CERTIFY THAT NO PORTION OF SAID SUBDIVISION LIES WITHIN 500 FEET OF ANY
SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

NAME OF FIRM OF SURVEYOR: DATE: 6-30-04
PROFESSIONAL LAND SURVEYOR: JAMES M. WHITMAN
DRAK VALLEY LAND SURVEYING, L.L.C. ILL. PROF. LAND SURVEYOR NO. 1367
ADDRESS: P.O. BOX 358H SULLIVAN, ILLINOIS 61851



1/4" PIPE FOUND PER SURVEY BY (MEG)
NW CORNER E 1/2 NW 1/4 9-18-6
1/2" PIPE FOUND PER MON. REC. 1-198

NE CORNER 9-18-6 LOCATION CALCULATED PER SURVEY BY (MEG) SEE NOTE 4

NE CORNER 9-18-6 LOCATION CALCULATED PER SURVEY BY (MEG) SEE NOTE 3

SW CORNER SEC. 9-18-6 PER 100' ROAD PLANS
S. 1/4 CORNER SEC. 9-18-6 PER 100' ROAD PLANS
BRASS TABLET FOUND IN 100' WALK PER 100' ROAD PLAN, TRS. HORIZ. COR. MON. REC. 1-198

SW CORNER SEC. 9-18-6 PER 100' ROAD PLANS
S. 1/4 CORNER SEC. 9-18-6 PER 100' ROAD PLANS
BRASS TABLET FOUND IN 100' WALK PER 100' ROAD PLAN, TRS. HORIZ. COR. MON. REC. 1-198

SW CORNER SEC. 9-18-6 PER 100' ROAD PLANS
S. 1/4 CORNER SEC. 9-18-6 PER 100' ROAD PLANS
BRASS TABLET FOUND IN 100' WALK PER 100' ROAD PLAN, TRS. HORIZ. COR. MON. REC. 1-198

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S. 1/4 CORNER SEC. 9-18-6 PER 100' ROAD PLANS
BRASS TABLET FOUND IN 100' WALK PER 100' ROAD PLAN, TRS. HORIZ. COR. MON. REC. 1-198

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S. 1/4 CORNER SEC. 9-18-6 PER 100' ROAD PLANS
BRASS TABLET FOUND IN 100' WALK PER 100' ROAD PLAN, TRS. HORIZ. COR. MON. REC. 1-198

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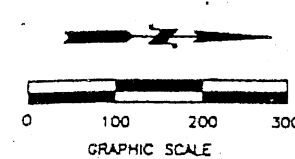
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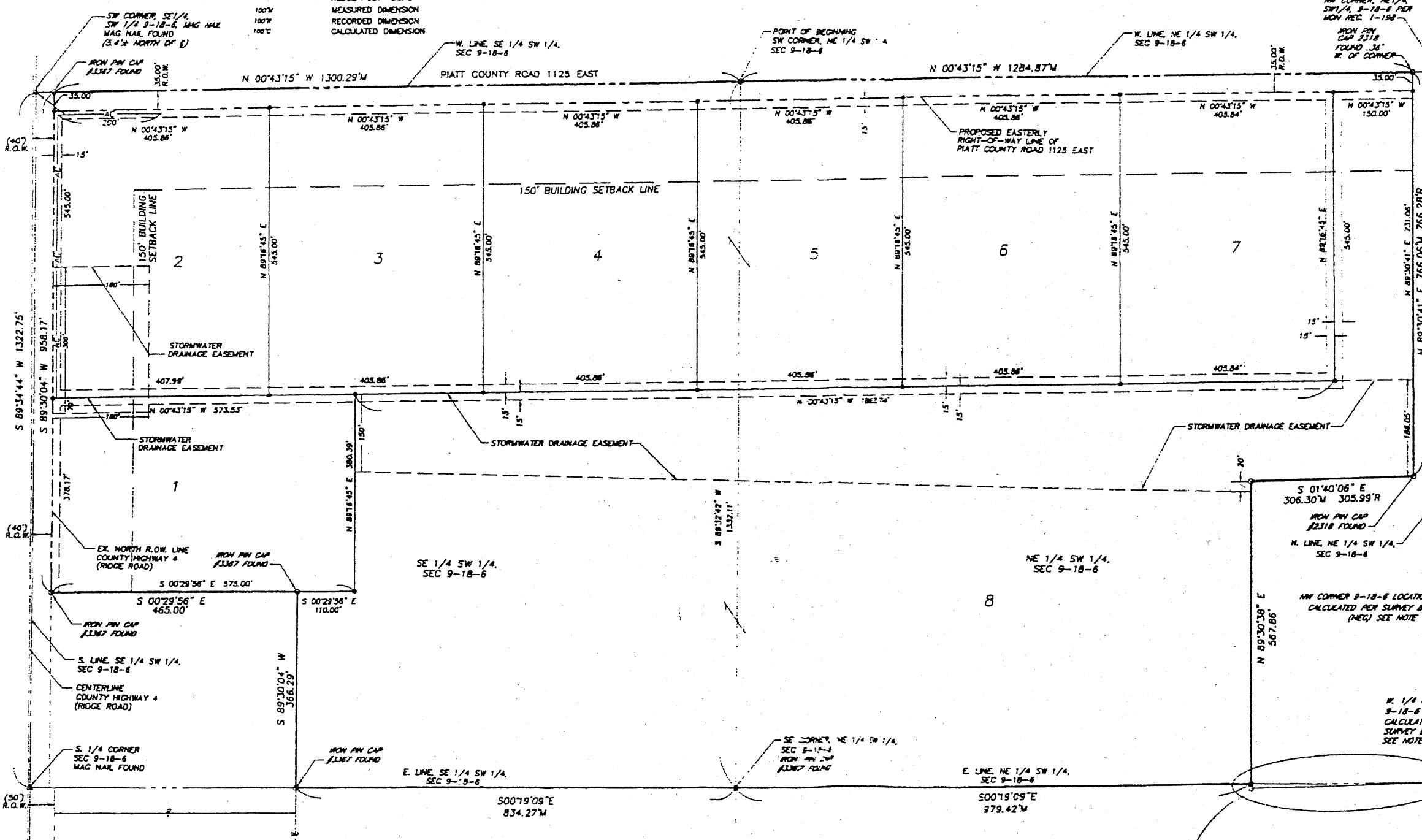
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SW CORNER SEC. 9-18-6 PER 100' ROAD PLANS
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BRASS TABLET FOUND IN 100' WALK PER 100' ROAD PLAN, TRS. HORIZ. COR. MON. REC. 1-198



LEGEND

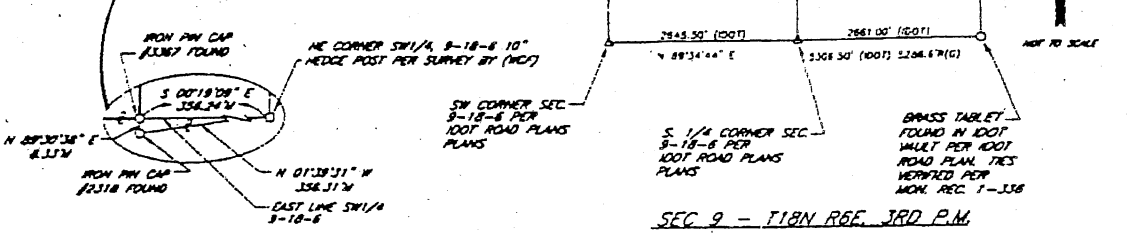
---	BOUNDARY OF PLAT
---	LOT LINE
---	BUILDING SETBACK LINE
---	PUBLIC UTILITY AND DRAINAGE EASEMENT LINE (UNLESS NOTED)
---	EX. CENTERLINE
---	EX. R.O.W.
---	VEHICULAR ACCESS CONTROL
○	MAG NAIL FOUND
○	IRON PIN / PIPE FOUND
○	5/8" IRON PIN SET
○	W/CAP IPLS NO. 3367
○	HEDGE POST FOUND
○	MEASURED DIMENSION
○	RECORDED DIMENSION
○	CALCULATED DIMENSION



FINAL PLAT APPROVAL
THE FINAL PLAT ENTITLED ROCKY RIDGE SUBDIVISION HAS RECEIVED APPROVAL BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MONTICELLO, ILLINOIS. THIS PLAT SHALL BE RECORDED WITH THE RECORDER OF DEEDS, PIATT COUNTY, ILLINOIS, WITHIN ONE (1) YEAR OF THIS DATE, OTHERWISE THIS PLAT SHALL BECOME VOID.
William C. White July 2, 2004
MAYOR DATE

- NOTES**
- 1.) ALL BEARINGS ARE BASED ON TRUE NORTH PER GPS OBSERVATIONS.
 - 2.) THIS SITE DOES NOT LIE WITHIN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA PER FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 170542 32XX & EFFECTIVE DATE JANUARY 6, 1978.
 - 3.) A SEARCH WAS MADE IN THE AREA OF THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 9 FOR MONUMENTS REFERENCED IN PLAT BY HUBERT E. GODDELL. THIS AREA HAS BEEN TERRACED FOR FARMING OPERATIONS AND NO MONUMENTS OF EVIDENCE OF THE MONUMENTS WERE FOUND. THE LOCATION OF THESE CORNERS HAS BEEN CALCULATED FROM INFORMATION ON MR. GODDELL'S PLAT AS RECORDED IN PLAT BK. 3-PG. 55.
 - 4.) THE 25' SIDE YARD & 30' REAR YARD SETBACKS SHALL BE IN ACCORDANCE WITH PIATT COUNTY.

- PLAT REFERENCES**
- (MCG) REFERENCE TO SURVEY BY WILLIAM C. GALLNER; PLAT BOOK 3-PAGE 31.
 - (USA) REFERENCE TO SURVEY BY ADELYN SAMBER & ASSOCIATES; PLAT BOOK 13-PAGE 18.
 - (MEG) REFERENCE TO SURVEY BY HUBERT E. GODDELL; PLAT BOOK 3-PAGE 55.
 - (100') REFERENCE TO 100' ROAD PLANS COPY FURNISHED BY 100'.



SEC. 9 - T.18N. R.6E. 3RD P.M.