

FINAL PLAT GALE VILLAGE SUBDIVISION

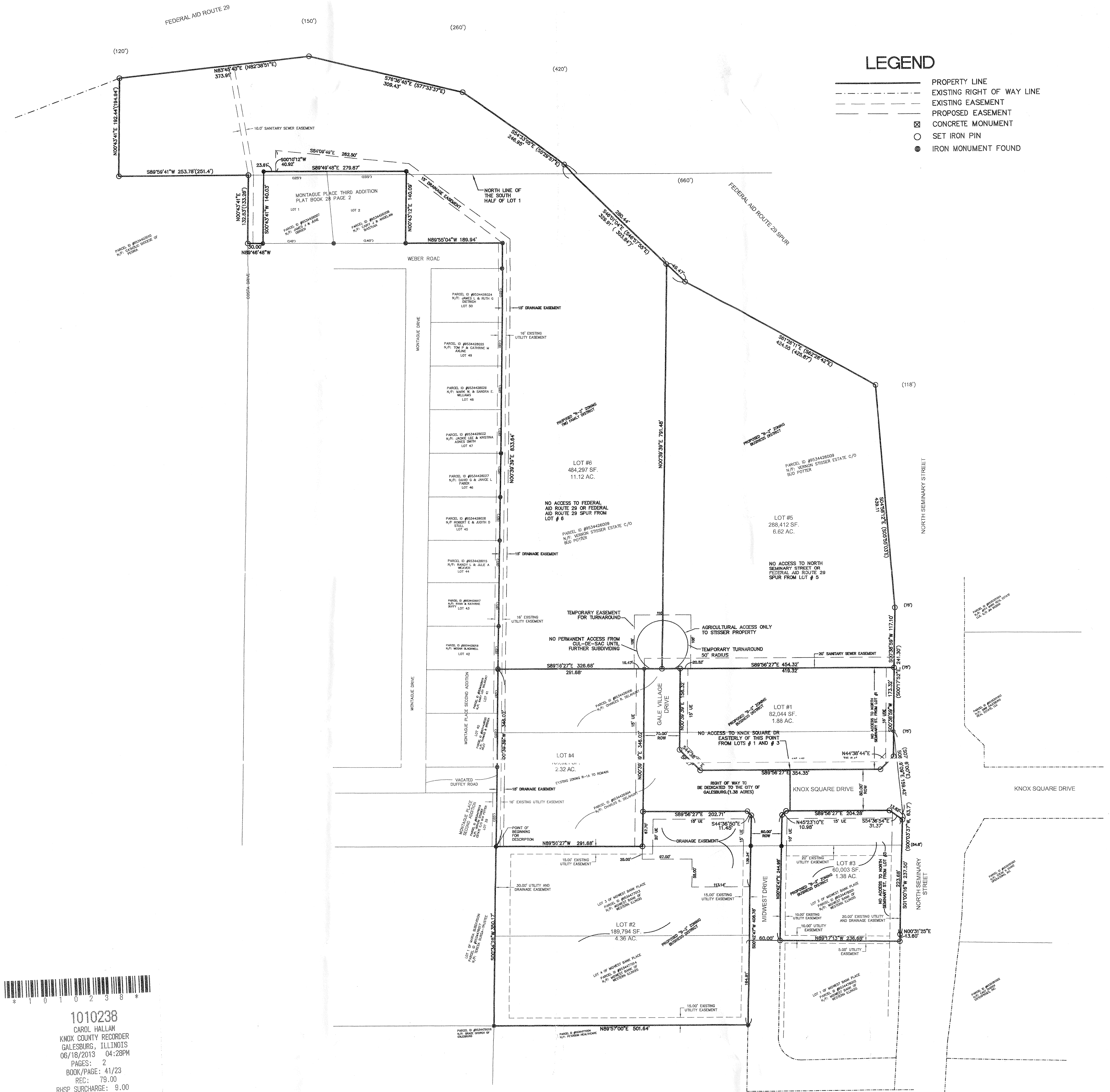
BEING A RESUBDIVISION OF LOTS 2, 3, AND 4 OF MIDWEST BANK PLACE, AND
BEING A PART OF LOTS 1 AND 2 IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12
NORTH, RANGE 1 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF GALESBURG, KNOX COUNTY, IL.



SCALE 1" = 100'
0 50 100 200

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CONCRETE MONUMENT
- SET IRON PIN
- IRON MONUMENT FOUND



1010238
CAROL HALLAM
KNOX COUNTY RECORDER
GALESBURG, ILLINOIS
06/18/2013 04:28PM
PAGES: 2
BOOK/PAGE: 41/23
REC: 79.00
RHSP SURCHARGE: 9.00

SITE DATA

SUBDIVISION TOTAL AREA 1,276,503 SF.
MINIMUM LOT SIZE 60,003 SF.
MAXIMUM LOT SIZE 484,297 SF.
TOTAL NUMBER OF LOTS 6

NOTES

- PROPOSED WATER MAIN, STORM SEWER IS TO BE CITY OF GALESBURG.
- PROPOSED SANITARY SEWER IS TO BE GALESBURG SANITARY DISTRICT.

PROJECT TEAM

DEVELOPER : RAUFEISEN DEVELOPMENT, INC
101 WEST 2ND STREET
DAVENPORT, IA. 52801

CONTACT: TODD RAUFEISEN
PHONE: (563) 322-1407
FAX: (309) 793-0801

ENGINEER: **Landmark**
ENGINEERING GROUP
455 AVENUE OF THE CITIES
EAST MOLINE, IL 61244

CONTACT: MR. MICHAEL SHAMSIE, P.E.
PHONE: (309) 755-3400

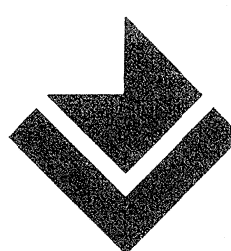
DATE: 06/05/2013

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CHECKED BY: DWK

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Landmark
ENGINEERING GROUP
455 AVENUE OF THE CITIES EAST MOLINE, IL. 61244
(309) 755-3400 FAX: (309) 755-4422
CIVIL ENGINEERING AND LAND SURVEYING

DESIGN FIRM REGISTRATION NUMBER IL 184-001511

FINAL PLAT
GALE VILLAGE SUBDIVISION
GALESBURG, ILLINOIS

1

SHEET 1 OF 2

01-12-1143

FINAL PLAT GALE VILLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 2, 3, AND 4 OF MIDWEST BANK PLACE, AND
BEING A PART OF LOTS 1 AND 2 IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12
NORTH, RANGE 1 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF GALESBURG, KNOX COUNTY, IL.

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS }
CITY OF GALESBURG } SS.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
GALESBURG, KNOX COUNTY, ILLINOIS THIS 19TH DAY OF FEBRUARY, 2013.

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
CITY OF GALESBURG } SS.

I, Kerli R. Bennewitz, CITY CLERK OF THE CITY OF
GALESBURG, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS
DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF
SAME HELD ON March 4, 2013.

Kerli R. Bennewitz
CITY CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
KNOX COUNTY } SS.

Scott Adcock, COUNTY CLERK OF THE COUNTY
GALESBURG, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX
RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED FINAL PLAT OF GALE
VILLAGE IN THE COUNTY OF KNOX, AND FIND NO DELINQUENT GENERAL TAXES,
UNPAID CURRENT GENERAL TAXES OR UNPAID ASSESSMENTS AGAINST THE
TRACT OF SAID ATTACHED PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF June, 2013.

[Signature]
COUNTY CLERK KNOX COUNTY

IDOT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION
WITH RESPECT TO ROADWAY ACCESS PURSUANT TO CHAPTER 765 ILCS, ARTICLE 205,
PARAGRAPH 2. HOWEVER A PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE
PROPERTY, A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENTS
"POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE
REQUIRED BY THE DEPARTMENT.

DATED THIS DAY OF June 11, 2013

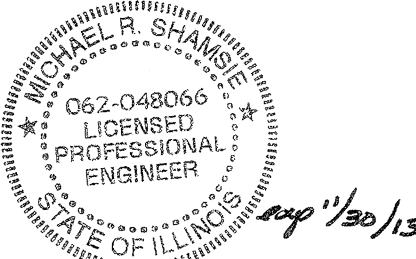
[Signature]
DEPUTY DIRECTOR OF HIGHWAYS/
REGION THREE ENGINEER

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
ROCK ISLAND COUNTY } SS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE
WATERS, BOTH WITHIN AND AROUND THIS SUBDIVISION, WILL NOT BE
CHANGED BY THE CONSTRUCTION OF SAME OR ANY PART THEREOF.

Michael R. Shamsie June 5, 2013
MICHAEL R. SHAMSIE, P.E.
REGISTRATION NO. 062-048066



OWNER'S CERTIFICATE

STATE OF ILLINOIS }
KNOX COUNTY } SS.

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES ROBERT DELAHUNT, VERNON STISSER ESTATE, RAUFEISEN DEVELOPMENT, INC.,
MIDWEST BANK OF WESTERN ILLINOIS, OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ACCOMPANYING PLAT AND
DESCRIBED IN THE ACCOMPANYING CERTIFICATE OF THE SURVEYOR, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID SURVEY TO
BE MADE AND ACKNOWLEDGE THE SAID PLAT AS CORRECT, AND DO HEREBY ADOPT AND ACCEPT THE SAME AND CAUSE IT TO BE
KNOWN AS FINAL PLAT OF GALE VILLAGE SUBDIVISION

RIGHTS OF WAY HEREBY DEDICATED TO THE CITY OF GALESBURG.
TEMPORARY TURNAROUND EASEMENT HEREBY DEDICATED TO THE CITY OF GALESBURG, UNTIL STREET IS EXTENDED. EASEMENTS ARE
HEREBY DEDICATED FOR THE USE OF THE CITY OF GALESBURG, ILLINOIS, AND PUBLIC UTILITIES FRANCHISED TO DO BUSINESS
WITHIN THE CITY OF GALESBURG AS INDICATED ON THE PLAT AND MARKED DRAINAGE AND UTILITY EASEMENT TO INSTALL, LAY,
CONSTRUCT, RENEW, OPERATE AND MAINTAIN DRAINAGE WAYS, DRAINAGE STRUCTURES, GAS, WATER AND SEWER PIPES, CONDUITS,
CABLES, POLES AND WIRES, OVERHEAD AND UNDERGROUND, WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER
APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS, WATER, SEWER, ELECTRIC AND
TELEPHONE SERVICE AND TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE
RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SAID GAS, WATER
AND SEWER PIPES, CONDUITS, CABLES, POLES, WIRES, BRACES, GUYS, ANCHORS AND OTHER APPLIANCES, AND TO TRIM AND KEEP
TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE WITH SAID PUBLIC UTILITY EQUIPMENT, BUT SAME MAY BE USED FOR
GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR PUBLIC
UTILITY PURPOSES.
WE HEREBY ACKNOWLEDGE AND ACCEPT THIS FINAL PLAT OF GALE VILLAGE SUBDIVISION AND ALL RESTRICTIONS SHOWN THEREON.

IN WITNESS WHEREOF, I HEREUNTO AFFIX MY HAND AND SEAL THIS 17 DAY OF June, 2013.

Charles Robert Delahunt
CHARLES ROBERT DELAHUNT
Vernon Stisser Estate (aka Vernon L. E. Stisser, Jr., deceased), by Eric M. Stisser,
Independent Executor, by Barry M. Barash, one of his attorneys and his duly authorized
agent in this behalf 617173

Vernon Stisser Estate
VERNON STISSER ESTATE

Raufeisen Development, Inc.
RAUFEISEN DEVELOPMENT, INC.

Midwest Bank of Western Illinois
MIDWEST BANK OF WESTERN ILLINOIS

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17 DAY OF June, 2013

Katherine Perry
NOTARY PUBLIC



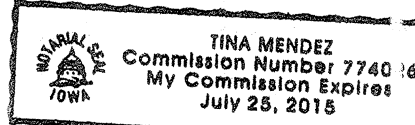
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 DAY OF June, 2013

Pamela K Mangin
NOTARY PUBLIC



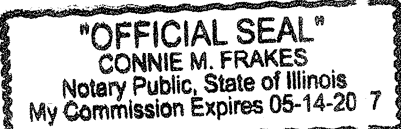
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 DAY OF June, 2013

Tina Mendez
NOTARY PUBLIC



SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 DAY OF June, 2013

Connie M. Frakes
NOTARY PUBLIC



OWNER'S CERTIFICATE REGARDING SCHOOL DISTRICT

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, EACH TRACT, PARCEL, LOT, OR BLOCK
OF THE FINAL PLAT OF GALE VILLAGE SUBDIVISION IN CITY OF GALESBURG, ILLINOIS LIES WITHIN THE
GALESBURG COMMUNITY UNIT SCHOOL DISTRICT #205, KNOX COUNTY, ILLINOIS.

DATED: THIS 17 DAY OF June, 2013.

OWNER(S):

Charles Robert Delahunt
CHARLES ROBERT DELAHUNT
Vernon Stisser Estate (aka Vernon L. E. Stisser, Jr., deceased), by Eric M. Stisser,
Independent Executor, by Barry M. Barash, one of his attorneys and his duly authorized
agent in this behalf 617173

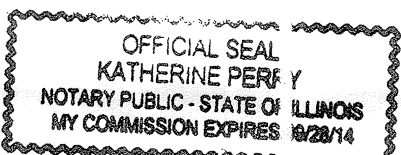
Vernon Stisser Estate
VERNON STISSER ESTATE

Raufeisen Development, Inc.
RAUFEISEN DEVELOPMENT, INC.

Midwest Bank of Western Illinois
MIDWEST BANK OF WESTERN ILLINOIS

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17 DAY OF June, 2013

Katherine Perry
NOTARY PUBLIC



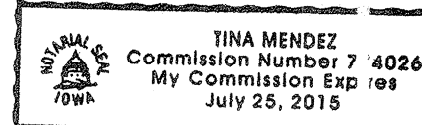
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 DAY OF June, 2013

Pamela K Mangin
NOTARY PUBLIC



SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 DAY OF June, 2013

Tina Mendez
NOTARY PUBLIC



SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 DAY OF June, 2013

Connie M. Frakes
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
ROCK ISLAND COUNTY } SS.

I, DARRELL W. KUEHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 035-003102, HEREBY CERTIFY THAT THIS PLAT IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION ACCORDING TO THE LAWS OF THE STATE
OF ILLINOIS AND THE CITY OF GALESBURG, ILLINOIS SUBDIVISION ORDINANCE OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A PART OF LOTS 1 AND 2 IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS, AS PER PLAT IN VOLUME 1 OF PLAT RECORDS OF SAID
COUNTY AT PAGE 165, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF MONTAGUE PLACE SECOND ADDITION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS
(SAID THE POINT BEING ON THE SOUTH LINE OF SAID LOT 2 AND 751.40 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2),
THENCE 1,180.00 FEET NORTHERLY ALONG THE EAST LINE OF MONTAGUE PLACE SECOND ADDITION TO THE NORTHEAST CORNER OF
MONTAGUE PLACE SECOND ADDITION, THENCE 500.00 FEET WESTERLY ALONG THE NORTH LINE OF MONTAGUE PLACE SECOND
ADDITION AND MONTAGUE PLACE FIRST ADDITION TO A POINT 251.40 FEET EAST OF THE WEST LINE OF SAID LOT 1 (SAID POINT
ALSO BEING ON THE CENTERLINE OF COSTA DRIVE), THENCE NORTH 133.26 FEET PARALLEL TO THE WEST LINE OF SAID LOT 1 TO
THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 1, THENCE 251.40 FEET WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF
SAID LOT 1 TO WEST LINE OF SAID LOT 1, THENCE 194.94 FEET NORTH ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON THE
SOUTHERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 29, SAID POINT BEING 120.0 FEET RADIALLY DISTANT SOUTHEASTERLY FROM
THE CENTERLINE OF MEDIAN OF SAID ROUTE 29, THENCE NORTH 82 DEGREES 38 MINUTES 51 SECONDS EAST 373.91 FEET TO A
POINT 150.00 FEET RADIALLY DISTANT SOUTHEASTERLY FROM THE CENTERLINE OF MEDIAN OF SAID ROUTE 29, THENCE SOUTH 77
DEGREES 33 MINUTES 37 SECONDS EAST 309.43 FEET TO A POINT 260.00 FEET RADIALLY DISTANT SOUTHEASTERLY FROM THE
CENTERLINE OF MEDIAN OF SAID ROUTE 29, THENCE SOUTH 55 DEGREES 29 MINUTES 57 SECONDS EAST 246.95 FEET TO A POINT
420.00 FEET RADIALLY DISTANT SOUTHEASTERLY FROM THE CENTERLINE OF MEDIAN OF SAID ROUTE 29, THENCE SOUTH 46 DEGREES
57 MINUTES 55 SECONDS EAST 303.84 FEET TO A POINT 660.0 FEET RADIALLY DISTANT SOUTHERLY FROM THE CENTERLINE OF
MEDIAN OF FEDERAL AID ROUTE 29, THENCE 425.87 FEET SOUTH 62 DEGREES 28 MINUTES 42 SECONDS EAST, THENCE 439.11 FEET
SOUTH 05 DEGREES 55 MINUTES 03 SECONDS EAST, THENCE 241.30 FEET SOUTH 00 DEGREES 17 MINUTES 52 SECONDS EAST,
THENCE 159.42 FEET SOUTH 07 DEGREES 16 MINUTES 00 SECONDS EAST, THENCE 63.7 FEET SOUTH 00 DEGREES 03 MINUTES 37
SECONDS WEST TO A POINT ON THE SOUTH LINE OF SAID LOT 2 THAT IS 31.2 FEET, MORE OR LESS, WEST OF THE SOUTHEAST
CORNER OF SAID LOT 2 (SAID POINT ALSO BEING 54.8 FEET RADIALLY DISTANT WESTERLY FROM THE SURVEY LINE OF FEDERAL AID
ROUTE 29 SPUR), THE LAST TEN MENTIONED COURSES AND DISTANCES BEING ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY
LINE OF FEDERAL AID ROUTE 29 AND FEDERAL AID ROUTE 29 SPUR, THENCE WEST 803 FEET, MORE OR LESS, ALONG THE SOUTH
LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LOTS 1 AND 2 OF MONTAGUE PLACE THIRD ADDITION, PER
PLAT RECORDED IN VOLUME 28 OF PLATS, PAGE 2.
ALSO, LOTS 2, 3, AND 4 OF MIDWEST BANK PLACE, BEING A SUBDIVISION OF A PART OF LOTS 7, 8, AND 9 IN THE SUBDIVISION OF
LOT 3 IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 4TH PRINCIPAL MERIDIAN, KNOX
COUNTY, ILLINOIS.

KNOWN AS: GALE VILLAGE SUBDIVISION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

CONTAINS 29.30 ACRES, MORE OR LESS.

MONUMENTS AS SHOWN ON THE PLAT ARE SET OR WILL BE SET WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED
IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF GALESBURG, AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO
ENABLE THE SURVEY TO BE RETRACED AND WILL OCCUPY THE POSITIONS SHOWN THEREON.

NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS
IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

IN WITNESS, I HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY
OF June, 2013.

Darrell W. Kuehl
DARRELL W. KUEHL
ILLINOIS PROFESSIONAL LAND SURVEYOR
NUMBER 35-3102 (EXPIRES 11/30/2014)
EAST MOLINE, ILLINOIS

FIELD WORK COMPLETED DECEMBER 2012.



SITE DATA

SUBDIVISION TOTAL AREA 1,276,503 SF.
MINIMUM LOT SIZE 60,003 SF.
MAXIMUM LOT SIZE 484,297 SF.
TOTAL NUMBER OF LOTS 6

PROJECT TEAM

DEVELOPER: RAUFEISEN DEVELOPMENT, INC
101 WEST 2ND STREET
DAVENPORT, IA 52801

CONTACT: TODD RAUFEISEN
PHONE: (563) 322-1407
FAX: (309) 793-0801

ENGINEER: **Landmark**
ENGINEERING GROUP
455 AVENUE OF THE CITIES
EAST MOLINE, IL 61244

CONTACT: MR. MICHAEL SHAMSIE, P.E.
PHONE: (309) 755-3400

NOTES

1. PROPOSED WATER MAIN, STORM SEWER IS TO BE CITY OF GALESBURG.
2. PROPOSED SANITARY SEWER IS TO BE GALESBURG SANITARY DISTRICT.

NO.	REVISIONS DESCRIPTION	DATE

DATE: 06/05/2013

DRAWN BY: HLG

CHECKED BY: DWK

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DESIGN FIRM REGISTRATION NUMBER IL 184-001511

FINAL PLAT
GALE VILLAGE SUBDIVISION
GALESBURG, ILLINOIS

2

SHEET 2 OF 2

01-12-1143