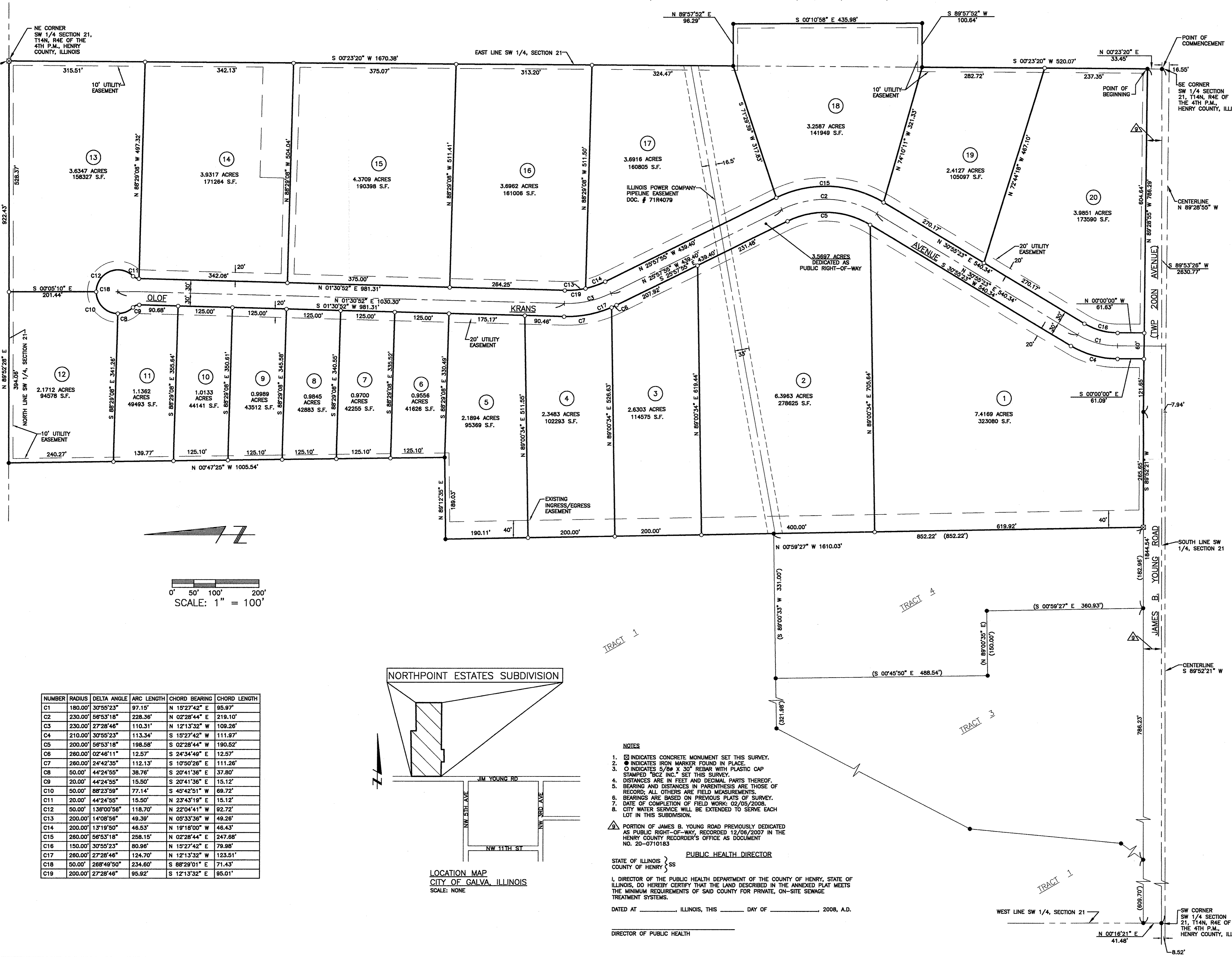


# NORTHPOINT ESTATES SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF GALVA, HENRY COUNTY, ILLINOIS



NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	180.00'	30°55'23"	97.15'	N 15°27'42" E	95.97'
C2	230.00'	56°53'18"	228.36'	N 02°28'44" E	219.10'
C3	230.00'	27°28'46"	110.31'	N 12°13'32" W	109.26'
C4	210.00'	30°55'23"	113.34'	S 15°27'42" W	111.97'
C5	200.00'	56°53'18"	198.58'	S 02°28'44" W	190.52'
C6	260.00'	02°46'11"	12.57'	S 24°34'49" E	12.57'
C7	260.00'	24°42'35"	112.13'	S 10°50'26" E	111.26'
C8	50.00'	44°24'55"	38.76'	S 20°41'36" E	37.80'
C9	20.00'	44°24'55"	15.50'	S 20°41'36" E	15.12'
C10	50.00'	88°23'59"	77.14'	S 45°42'51" W	69.72'
C11	20.00'	44°24'55"	15.50'	N 23°43'19" E	15.12'
C12	50.00'	136°00'56"	118.70'	N 22°04'41" W	92.72'
C13	200.00'	14°08'56"	49.39'	N 05°33'36" W	49.26'
C14	200.00'	13°19'50"	46.53'	N 19°18'00" W	46.43'
C15	260.00'	56°53'18"	258.15'	N 02°28'44" E	247.68'
C16	150.00'	30°55'23"	80.96'	N 15°27'42" E	79.98'
C17	260.00'	27°28'46"	124.70'	N 12°13'32" W	123.51'
C18	50.00'	268°49'50"	234.60'	S 88°29'01" E	71.43'
C19	200.00'	27°28'46"	95.92'	S 12°13'32" E	95.01'

- NOTES**
- INDICATES CONCRETE MONUMENT SET THIS SURVEY.
  - INDICATES IRON MARKER FOUND IN PLACE.
  - INDICATES 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "BCZ, INC." SET THIS SURVEY.
  - DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
  - BEARING AND DISTANCES IN PARENTHESIS ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
  - BEARINGS ARE BASED ON PREVIOUS PLATS OF SURVEY.
  - DATE OF COMPLETION OF FIELD WORK: 02/05/2008.
  - CITY WATER SERVICE WILL BE EXTENDED TO SERVE EACH LOT IN THIS SUBDIVISION.

▲ PORTION OF JAMES B. YOUNG ROAD PREVIOUSLY DEDICATED AS PUBLIC RIGHT-OF-WAY, RECORDED 12/06/2007 IN THE HENRY COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 20-0710183

PUBLIC HEALTH DIRECTOR

I, DIRECTOR OF THE PUBLIC HEALTH DEPARTMENT OF THE COUNTY OF HENRY, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ANNEXED PLAT MEETS THE MINIMUM REQUIREMENTS OF SAID COUNTY FOR PRIVATE, ON-SITE SEWAGE TREATMENT SYSTEMS.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, A.D.

DIRECTOR OF PUBLIC HEALTH

SURVEYOR

STATE OF ILLINOIS }  
COUNTY OF KNOX }  
SS

WE, BRUNER, COOPER & ZUCK, INC., BEING AN ILLINOIS LAND SURVEYING CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND SUBDIVIDED A PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF GALVA, HENRY COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE N 00°23'20" E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 33.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES B. YOUNG ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE N 89°28'55" W ALONG THE NORTH RIGHT-OF-WAY LINE OF JAMES B. YOUNG ROAD A DISTANCE OF 786.29 FEET; THENCE S 89°52'21" W ALONG THE NORTH RIGHT-OF-WAY LINE OF JAMES B. YOUNG ROAD A DISTANCE OF 265.65 FEET; THENCE N 00°59'27" W, A DISTANCE OF 1610.03 FEET; THENCE N 89°12'35" E, A DISTANCE OF 189.03 FEET; THENCE N 00°47'25" W, A DISTANCE OF 1005.54 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE N 89°52'28" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 822.43 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE S 00°23'20" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1670.38 FEET; THENCE N 89°57'52" E, A DISTANCE OF 96.29 FEET; THENCE S 00°10'52" E, A DISTANCE OF 435.88 FEET; THENCE S 89°57'52" W, A DISTANCE OF 100.64 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE S 00°23'20" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 520.07 FEET TO THE POINT OF BEGINNING, AND CONTAINING 61,782.2 ACRES, MORE OR LESS.

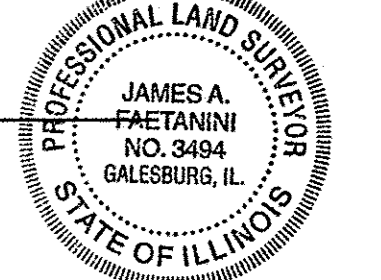
WE ALSO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

WE FURTHER CERTIFY THAT THE LAND BEING SUBDIVIDED IS WITHIN THE CITY OF GALVA, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

NO PART OF THE ABOVE DESCRIBED PROPERTY IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER COMMUNITY PANEL NUMBER 170739 0350 B, DATED JANUARY 17, 1985.

DATED THIS 8TH DAY OF FEBRUARY, 2008, A.D.

By: *James A. Faetanini*  
JAMES A. FAETANINI  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3494



OWNER

THIS IS TO CERTIFY THAT THE CITY OF GALVA IS THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AND DOES HEREBY DEDICATE EASEMENTS FOR UTILITIES AS SHOWN HEREON AND ALSO DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS NOT HERETOFORE DEDICATED TO THE USE OF THE PUBLIC AS PUBLIC HIGHWAYS.

WE FURTHER CERTIFY THAT, AS OWNERS OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS "NORTHPOINT ESTATES SUBDIVISION", TO THE BEST OF OUR KNOWLEDGE AND BELIEF, STATE THAT THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF GALVA COMMUNITY UNIT SCHOOL DISTRICT NO. 224, HENRY COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, A.D.

THOMAS HARTMAN, MAYOR  
RHONDA SIEGEL, CITY CLERK

NOTARY PUBLIC

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT THOMAS HARTMAN AND RHONDA SIEGEL ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, A.D.

NOTARY PUBLIC

COUNTY CLERK

STATE OF ILLINOIS }  
COUNTY OF HENRY }  
SS

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, A.D.

COUNTY CLERK

PLAN COMMISSION

STATE OF ILLINOIS }  
COUNTY OF HENRY }  
SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, A.D.

CITY OF GALVA PLAN COMMISSION

CITY OF GALVA

STATE OF ILLINOIS }  
COUNTY OF HENRY }  
SS

EXAMINED AND APPROVED BY THE CITY COUNCIL OF GALVA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, A.D.

CITY CLERK

REVISED 03/24/2008 CLIENT: CITY OF GALVA

**Bruner, Cooper & Zuck, Inc.**  
Consulting Engineers Structural Engineers Land Surveyors

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E-Mail: [bcz@brunercopco.com](mailto:bcz@brunercopco.com) Galva, Illinois 61428-1519 PROFESSIONAL DESIGN FIRM  
L-1446 ILL. REG. NO. 0194-022633

JOB NO. 260191 DATE: 02/08/2008

DRAWN: ERW CHECKED: JAF APPROVED: SMB