

ORDINANCE NO _____

Date Passed: March 28, 2011

AN ORDINANCE
APPROVING THE FINAL PLAT OF SUBDIVISION
FOR PROLOGIS PARK ROCHELLE UNIT ONE

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Prologis has initiated a petition to divide land legally described in Exhibit "A" into a six lot subdivision based on the proposed Final Plat, Exhibit "B" known as the Prologis Park Rochelle Unit One in order to allow the construction of the Nippon-Sharyo development; and,

WHEREAS, the Preliminary Plat for Prologis Park Rochelle Unit One was approved by the City Council on March 14, 2011; and

WHEREAS, the petition for the Final Plat was reviewed by the Planning and Zoning Commission at their meeting of March 7, 2011 and the Planning and Zoning Commission, by a vote of 7-0, found it conformance with the Preliminary Plat and recommended that Council consider approving the Final Plat of Subdivision for Prologis Park Rochelle Unit One; and,

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. The Final Plat, Exhibit "B" for the Prologis Park Rochelle Unit One is hereby approved subject to any needed changes to easements or right-of-way prior to the recording of it.

Section 2. All other provisions of the Rochelle Zoning, Subdivision and Storm Water Management Ordinances and its subsequent amendments shall remain in full force and effect.

Section 3. This ordinance shall become effective after its passage, approval and publication as provided by law and shall modify any inconsistent provisions in the municipal code prior to this date.

PASSED AND APPROVED this 28 day of March, 2011.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Exhibit "A"

LEGAL DISCRPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 01 DEGREES 47 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1264.60 FEET TO THE NORTH LINE OF RITCHIE ROAD (T.R. 389); THENCE THE FOLLOWING 2 COURSES ALONG SAID NORTH LINE: 1) SOUTH 88 DEGREES 46 MINUTES 52 SECONDS WEST, A DISTANCE OF 108.56 FEET; 2) THENCE SOUTH 87 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 264.28 FEET; THENCE NORTH 57 DEGREES 06 MINUTES 38 SECONDS WEST, A DISTANCE OF 2835.54 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 18 SECONDS WEST, A DISTANCE OF 163.65 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 13 SECONDS WEST, A DISTANCE OF 578.83 FEET; THENCE SOUTH 79 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 561.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 170.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 279.79 FEET TO THE LIMITS OF LOGISTICENTER UNIT 1, RECORDED AS DOCUMENT NO. 0402791; THENCE THE FOLLOWING 3 COURSES ALONG SAID LIMITS: 1) NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST, A DISTANCE OF 240.59 FEET; 2) THENCE NORTH 39 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 46.27 FEET; 3) THENCE SOUTH 78 DEGREES 43 MINUTES 43 SECONDS WEST, A DISTANCE OF 706.44 FEET TO THE EASTERLY LINE OF CARON ROAD; THENCE NORTH 19 DEGREES 46 MINUTES 35 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 121.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 88 (ILLINOIS TOLLWAY); THENCE THE FOLLOWING 4 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: 1) NORTH 78 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 903.82 FEET; 2) THENCE NORTH 76 DEGREES 20 MINUTES 30 SECONDS EAST, A DISTANCE OF 600.52 FEET; 3) THENCE NORTH 78 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 1158.87 FEET; 4) THENCE NORTH 78 DEGREES 43 MINUTES 45 SECONDS EAST, A DISTANCE OF 690.96 FEET TO THE SOUTHERLY LINE OF ILLINOIS TOLLWAY RAMP "F"; THENCE THE FOLLOWING 5 COURSES ALONG SAID SOUTHERLY LINE: 1) NORTH 84 DEGREES 23 MINUTES 28 SECONDS EAST, A DISTANCE OF 100.49 FEET; 2) THENCE NORTH 80 DEGREES 49 MINUTES 27 SECONDS EAST, A DISTANCE OF 900.72 FEET; 3) THENCE SOUTH 85 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 304.25 FEET; 4) THENCE SOUTH 58 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 386.39 FEET; 5) THENCE SOUTH 62 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 382.26 FEET TO SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 01 DEGREES 47 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 322.55 FEET TO SAID POINT OF BEGINNING.

Final Plat of Subdivision

PROLOGIS PARK ROCHELLE - UNIT ONE

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, THE NORTHWEST QUARTER OF SECTION 32 AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS.

COVER SHEET

THE DEVELOPMENT LOCATION MAP BELOW IS PROVIDED FOR ORIENTATION PURPOSES ONLY. REFER TO THE ATTACHED SHEETS 2 AND 3 OF 4 OF THIS PLAT FOR DETAILED DATA AND SEE SHEET 4 OF 4 FOR REPRESENTATIONS.

STATE OF ILLINOIS)
COUNTY OF OGDARE)

SURVEYORS CERTIFICATE

I, Douglas R. McCallie, an Illinois Professional Land Surveyor, do hereby certify that at the request of the owner, thereof, I have surveyed and subdivided the following described property:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32, THENCE SOUTH 40 DEGREES 47 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1264.00 FEET TO THE NORTH LINE OF RICHIE ROAD (C.H. 17); THENCE SOUTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, A DISTANCE OF 106.50 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 42 SECONDS WEST, A DISTANCE OF 364.20 FEET; THENCE NORTH 39 DEGREES 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 384.11 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, A DISTANCE OF 106.50 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 42 SECONDS WEST, A DISTANCE OF 364.20 FEET; THENCE SOUTH 78 DEGREES 17 MINUTES 35 SECONDS WEST, A DISTANCE OF 567.00 FEET TO A POINT OF BEGINNING. THENCE SOUTHWESTERLY ALONG A CURVE, CONVERSE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 305.45 FEET TO A POINT OF TANGENCY. THENCE SOUTH 42 DEGREES 28 MINUTES 38 SECONDS WEST, A DISTANCE OF 411.33 FEET TO THE EAST LINE OF LOGISTICS CENTER UNIT 1, DESCRIBED AS DOCUMENT NO. 0420711, THENCE THE FOLLOWING COURSE ALONG SAID EAST LINE: 1) NORTH 02 DEGREES 30 MINUTES 38 SECONDS WEST, A DISTANCE OF 284.63 FEET; 2) THENCE NORTH 38 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 48.37 FEET; 3) THENCE SOUTH 78 DEGREES 43 MINUTES 43 SECONDS WEST, A DISTANCE OF 706.44 FEET TO THE EASTERN LINE OF CARRIAGE ROAD; THENCE NORTH 39 DEGREES 48 MINUTES 38 SECONDS WEST ALONG SAID EASTERN LINE, A DISTANCE OF 126.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 88 (ILLINOIS TOLLWAY); THENCE THE FOLLOWING COURSE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: 1) NORTH 78 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 504.00 FEET; 2) THENCE NORTH 78 DEGREES 20 MINUTES 30 SECONDS EAST, A DISTANCE OF 800.32 FEET; 3) THENCE NORTH 78 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 1108.87 FEET; 4) THENCE NORTH 78 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF 499.50 FEET TO THE SOUTHERLY LINE OF ILLINOIS TOLLWAY RAMP "T"; THENCE THE FOLLOWING COURSE ALONG SAID SOUTHERLY LINE: 1) NORTH 81 DEGREES 23 MINUTES 38 SECONDS EAST, A DISTANCE OF 104.11 FEET; 2) THENCE NORTH 81 DEGREES 43 MINUTES 21 SECONDS EAST, A DISTANCE OF 580.75 FEET; 3) THENCE SOUTH 80 DEGREES 53 MINUTES 31 SECONDS EAST, A DISTANCE OF 364.20 FEET; 4) THENCE SOUTH 80 DEGREES 53 MINUTES 31 SECONDS EAST, A DISTANCE OF 364.20 FEET; 5) THENCE SOUTH 80 DEGREES 53 MINUTES 31 SECONDS EAST, A DISTANCE OF 364.20 FEET TO SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 81 DEGREES 43 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 323.28 FEET TO SAID POINT OF BEGINNING.

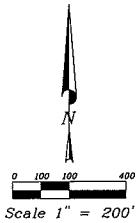
I further certify that the plat hereon drawn is a correct representation of said survey and subdivision which was prepared in compliance with the laws of the State of Illinois.

I further certify that the property described and shown on the plat hereon drawn is within the corporate limits of the City of Rochelle, Illinois.

I further certify that, according to the Flood Insurance Rate Map, Map No. 17141CH00A, Panels 17141CH0430 and 17141CH0450, effective date December 17, 2010, the Special Flood Hazard Areas identified, None Not Printed.

Given under my hand and seal this 21st day of March in the Year 2011.

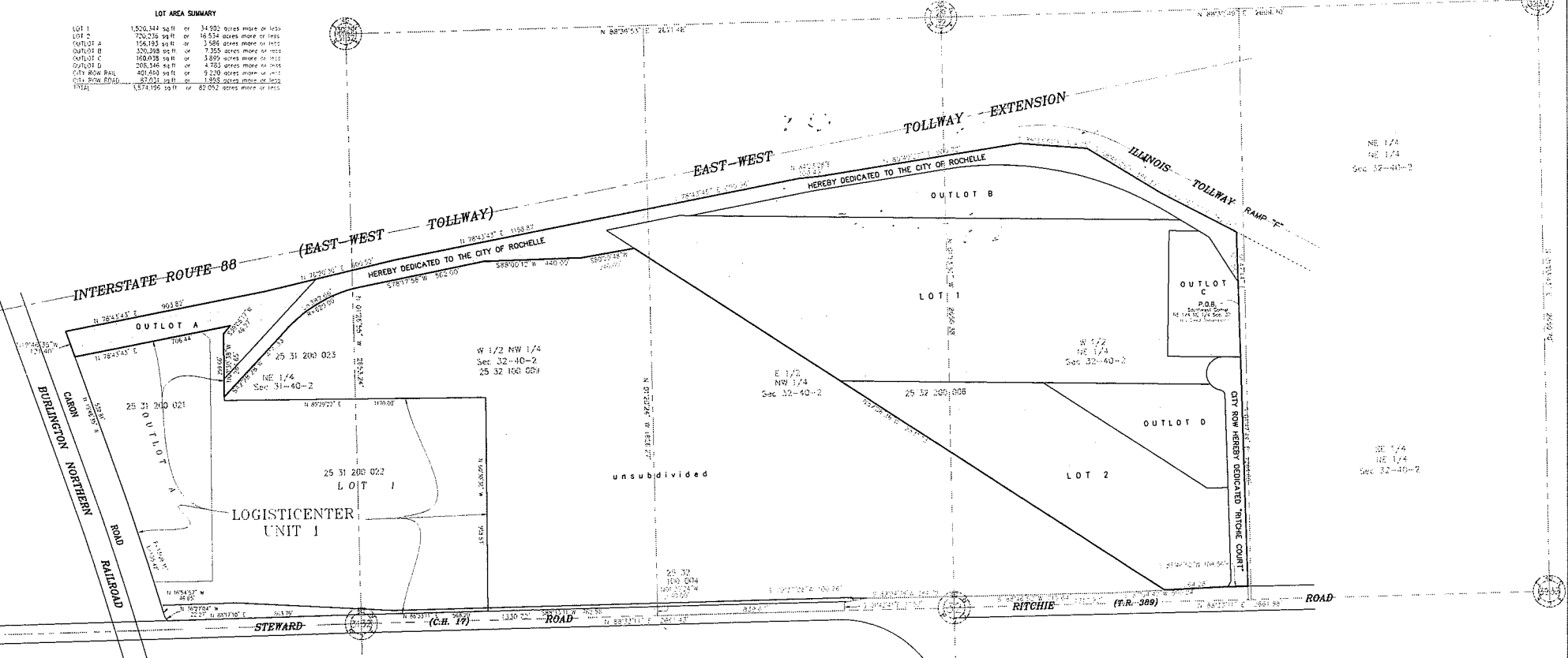
Douglas R. McCallie
Illinois Professional Land Surveyor No. 35-00092



Base of Bearings:
NAD 83 (1983) Illinois State Plane Coordinates West Zone
brought up to Project Ground Coordinates.

LOT AREA SUMMARY

LOT 1	1,520,344 sq ft	or	34,992 acres more or less
LOT 2	720,172 sq ft	or	16,496 acres more or less
OUTLOT A	156,193 sq ft	or	3,485 acres more or less
OUTLOT B	176,208 sq ft	or	3,955 acres more or less
OUTLOT C	669,078 sq ft	or	14,895 acres more or less
OUTLOT D	200,346 sq ft	or	4,563 acres more or less
CITY ROW RAIL	401,260 sq ft	or	9,200 acres more or less
CITY ROW ROAD	37,031 sq ft	or	1,848 acres more or less
TOTAL	4,574,958 sq ft	or	82,052 acres more or less



JACOB & HEPNER ASSOCIATES, INC.
SURVEYORS
1901 S. Mayana Road, Suite 100
Oakbrook Terrace, IL 60181
(630) 658-6600 FAX (630) 658-4881
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 154-008073 EXP. 4/30/11

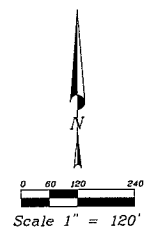
Survey No.:	E 1 2 9 e
Ordered By:	PROLOGIS
Description:	PROLOGIS PARK ROCHELLE - UNIT ONE Plat of Subdivision
Date Prepared:	March 1, 2011
Scale:	1" = 200'
Prepared By:	DM

LOT AREA SUMMARY

1	1520.244 sq ft	34.902 acres more or less
2	231.326 sq ft	5.324 acres more or less
3	156.141 sq ft	3.558 acres more or less
4	220.765 sq ft	5.058 acres more or less
5	160.038 sq ft	3.652 acres more or less
6	180.346 sq ft	4.131 acres more or less
7	490.026 sq ft	11.232 acres more or less
8	87.331 sq ft	1.988 acres more or less
9	1,574.768 sq ft	35.922 acres more or less

**Final Plat of Subdivision
OF
PROLOGIS PARK ROCHELLE - UNIT ONE**

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, THE NORTHWEST QUARTER OF SECTION 32 AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS.



Style of Bearing:
NAD 83 (1983) Illinois State Plane Coordinates West Zone
brought up to Project Ground Coordinates.

- Notes:**
1. S.B. denotes Point of Beginning.
 2. P.O.B. denotes Point of Commencement.
 3. 100' B.P. denotes 100-foot boundary projection.
 4. 100' B.P. denotes 100-foot boundary projection.

City Easement Provisions

Prologis Park Rochelle is hereby dedicated to the City of Rochelle, Illinois, for use as a public highway, and the City of Rochelle, Illinois, is hereby granted the right to use, maintain, and improve the same as a public highway. The City of Rochelle, Illinois, is hereby granted the right to use, maintain, and improve the same as a public highway. The City of Rochelle, Illinois, is hereby granted the right to use, maintain, and improve the same as a public highway.

Drainage Easement Provisions

The drainage easement is hereby granted to the City of Rochelle, Illinois, for use as a public highway, and the City of Rochelle, Illinois, is hereby granted the right to use, maintain, and improve the same as a public highway. The City of Rochelle, Illinois, is hereby granted the right to use, maintain, and improve the same as a public highway.

Utility Easement Provisions

The utility easement is hereby granted to the City of Rochelle, Illinois, for use as a public highway, and the City of Rochelle, Illinois, is hereby granted the right to use, maintain, and improve the same as a public highway. The City of Rochelle, Illinois, is hereby granted the right to use, maintain, and improve the same as a public highway.

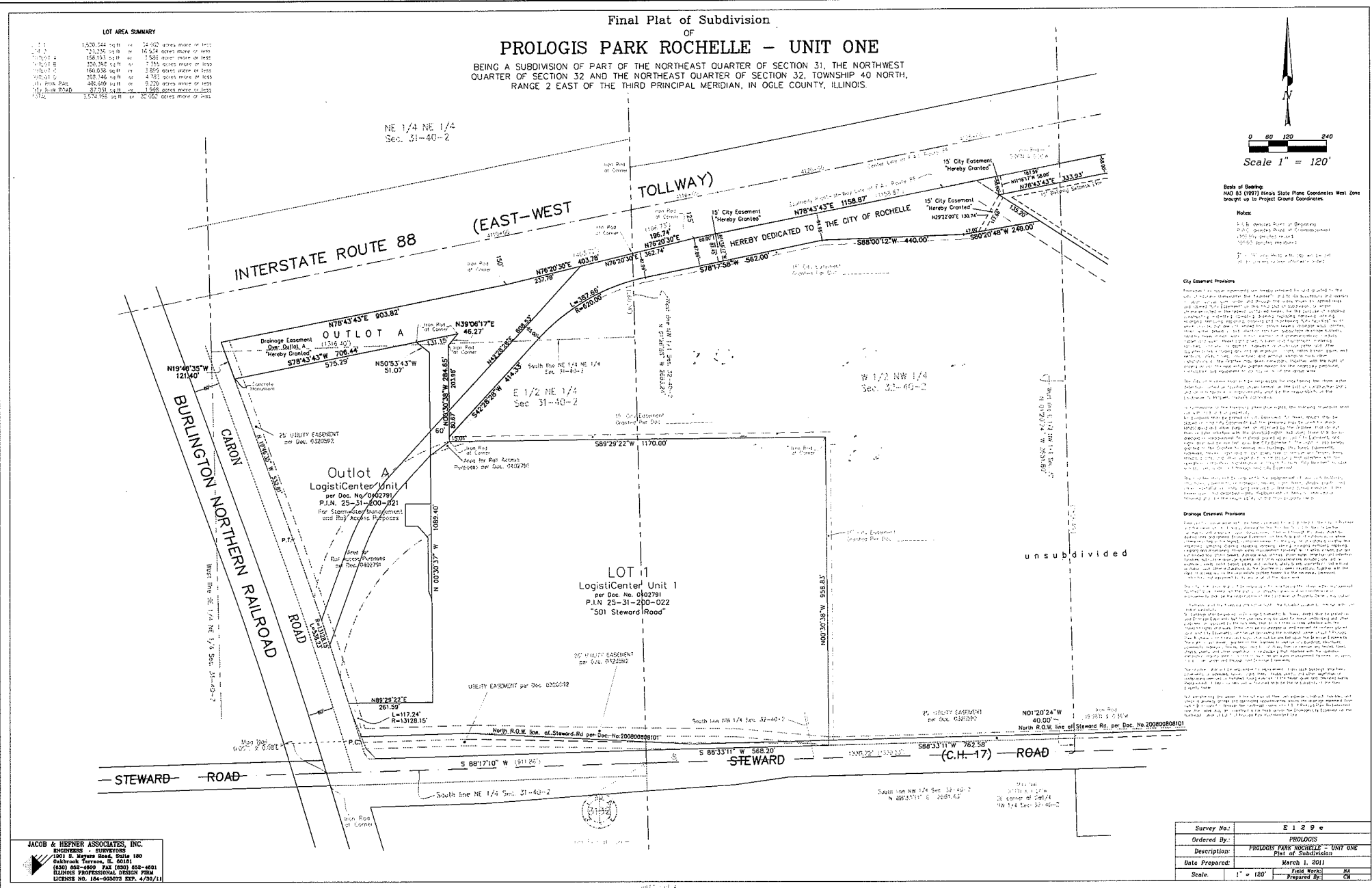
Other Provisions

The other provisions are hereby granted to the City of Rochelle, Illinois, for use as a public highway, and the City of Rochelle, Illinois, is hereby granted the right to use, maintain, and improve the same as a public highway. The City of Rochelle, Illinois, is hereby granted the right to use, maintain, and improve the same as a public highway.

Survey Data

Survey No. E 129
 Ordered By: PROLOGIS
 Description: PROLOGIS PARK ROCHELLE - UNIT ONE
 Plat of Subdivision
 Date Prepared: March 1, 2011
 Scale: 1" = 120'

Survey No.	E 129
Ordered By	PROLOGIS
Description	PROLOGIS PARK ROCHELLE - UNIT ONE Plat of Subdivision
Date Prepared	March 1, 2011
Scale	1" = 120'
Field Work	MA
Prepared By	CH

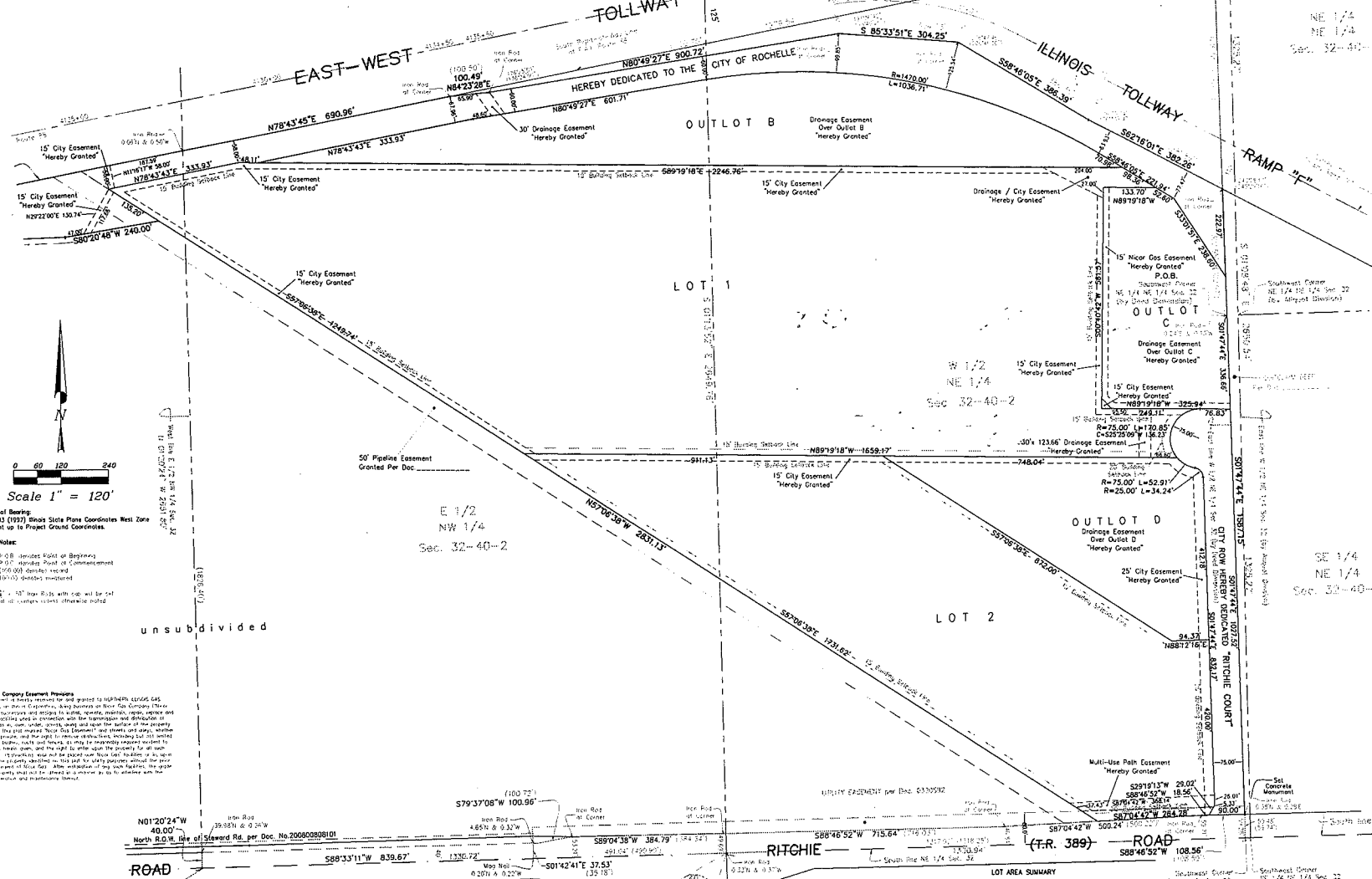


JACOB & BEPNER ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 1801 S. Meyers Road, Suite 100
 Oakbrook Terrace, IL 60181
 (630) 633-6900 FAX (630) 633-6901
 ILLINOIS PROFESSIONAL DESIGN #028
 LICENSE NO. 164-903075 EXP. 4/30/11

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Final Plat of Subdivision OF PROLOGIS PARK ROCHELLE - UNIT ONE

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, THE NORTHWEST QUARTER OF SECTION 32 AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS.



City Easement Provisions
The City of Rochelle hereby grants to the City of Rochelle, Illinois, a 15-foot wide easement for utility purposes over the property shown on this plat. The easement shall be used for the installation, maintenance, and repair of water, gas, electric, and sewer lines. The easement shall be subject to the following conditions:
1. The easement shall be used only for the purposes stated herein.
2. The easement shall be subject to the laws and ordinances of the City of Rochelle, Illinois.
3. The easement shall be subject to the laws and ordinances of the State of Illinois.
4. The easement shall be subject to the laws and ordinances of the United States of America.

Drainage Easement Provisions
The City of Rochelle hereby grants to the City of Rochelle, Illinois, a drainage easement over the property shown on this plat. The easement shall be used for the installation, maintenance, and repair of drainage systems. The easement shall be subject to the following conditions:
1. The easement shall be used only for the purposes stated herein.
2. The easement shall be subject to the laws and ordinances of the City of Rochelle, Illinois.
3. The easement shall be subject to the laws and ordinances of the State of Illinois.
4. The easement shall be subject to the laws and ordinances of the United States of America.

Multi-Use Path Easement Provisions
The City of Rochelle hereby grants to the City of Rochelle, Illinois, a multi-use path easement over the property shown on this plat. The easement shall be used for the installation, maintenance, and repair of multi-use paths. The easement shall be subject to the following conditions:
1. The easement shall be used only for the purposes stated herein.
2. The easement shall be subject to the laws and ordinances of the City of Rochelle, Illinois.
3. The easement shall be subject to the laws and ordinances of the State of Illinois.
4. The easement shall be subject to the laws and ordinances of the United States of America.

Multi-Use Path Easement Provisions
The City of Rochelle hereby grants to the City of Rochelle, Illinois, a multi-use path easement over the property shown on this plat. The easement shall be used for the installation, maintenance, and repair of multi-use paths. The easement shall be subject to the following conditions:
1. The easement shall be used only for the purposes stated herein.
2. The easement shall be subject to the laws and ordinances of the City of Rochelle, Illinois.
3. The easement shall be subject to the laws and ordinances of the State of Illinois.
4. The easement shall be subject to the laws and ordinances of the United States of America.

Scale 1" = 120'
Scale of Bearings
NAD 83 (2011) State Plane Coordinates West Zone
brought up to Project Ground Coordinates.
Note:
1. 0.8' exceeds Point of Beginning
2. 0.0' exceeds Point of Commencement
3. 0.0' exceeds record
4. 0.0' exceeds monument
5. 1.5' bear R.P. with cap will be set
6. all corners unless otherwise noted

Neor Gas Company Easement Provisions
The City of Rochelle hereby grants to the Neor Gas Company, a 15-foot wide easement for utility purposes over the property shown on this plat. The easement shall be used for the installation, maintenance, and repair of gas lines. The easement shall be subject to the following conditions:
1. The easement shall be used only for the purposes stated herein.
2. The easement shall be subject to the laws and ordinances of the City of Rochelle, Illinois.
3. The easement shall be subject to the laws and ordinances of the State of Illinois.
4. The easement shall be subject to the laws and ordinances of the United States of America.

JACOB & BEPNER ASSOCIATES, INC.
SURVEYORS - 00921000
1801 S. Maywood Road, Suite 100
Oakbrook Terrace, IL 60181
(630) 588-4600 FAX (630) 588-4601
ILLINOIS PROFESSIONAL SURVEYOR REG.
LICENSE NO. 194-03879 EXP. 4/30/11

LOT AREA SUMMARY

LOT	Area (sq ft)	Area (sq ft) or more or less
LOT 1	3,500,248 sq ft	or 80,002 acres more or less
LOT 2	7,000,496 sq ft	or 160,004 acres more or less
OUTLOT A	152,353 sq ft	or 3.46 acres more or less
OUTLOT B	120,588 sq ft	or 2.75 acres more or less
OUTLOT C	160,038 sq ft	or 3.64 acres more or less
OUTLOT D	208,345 sq ft	or 4.73 acres more or less
City Easement	489,040 sq ft	or 11.18 acres more or less
Multi-Use Path Easement	8,703 sq ft	or 0.20 acres more or less
TOTAL	15,749,358 sq ft	or 358,009 acres more or less

Survey No.	E 129
Ordered by	PROLOGIS
Description	PROLOGIS PARK ROCHELLE - UNIT ONE Plat of Subdivision
Date Prepared	March 1, 2011
Scale	1" = 120'
Field Work	NA
Prepared By	CM

