

ORDINANCE NO. _____

Date Passed: July 25, 2011

**AN ORDINANCE AUTHORIZING PURCHASE OF REAL PROPERTY FOR
PUBLIC USE ALONG S. 3RD STREET AND AVENUE H**

WHEREAS, the City of Rochelle is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et. seq.; and

WHEREAS, the City is empowered to purchase real property for a public use; and

WHEREAS, the City is developing plans for improvement, reconstruction and urbanization of S. 3rd Street from Avenue G to Avenue H and portions of Avenue H from Main Street to 2nd Street; and

WHEREAS, the City desires to purchase from current landowners portions of the following parcels of land in connection with the planned street improvements for the following purchase prices: (a) approximately 0.018 acres of 312 Avenue H, Rochelle, Illinois, for \$1,755.00, (b) approximately 0.006 acres of 631 South 3rd Street, Rochelle, Illinois, for \$595.00, and (c) approximately 0.002 acres of 604 South 3rd Street, Rochelle, Illinois, for \$220.00, said portions being depicted on the drawings attached to this ordinance as **Exhibit A** ("Properties"); and

WHEREAS, the Rochelle City Council finds that the Properties will serve the public purposes for which the City is organized, by aiding in current and future improvement, reconstruction and urbanization of S. 3rd Street and Avenue H; and

WHEREAS, the Rochelle City Council finds that the purchase price for each of the properties is fair and reasonable;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, as follows:

1. The City Manager is authorized to execute and deliver to the landowners, offers to purchase the Properties for the purchase prices set forth herein.
2. Upon acceptance of the offer, the City Manager is authorized to close the purchase of the Properties pursuant to the terms of the contract, and to execute and deliver such documents as may be necessary to carry out the terms of the contract, and to pay the purchase price for the Properties.

PASSED AND APPROVED this 25th day of July, 2011.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Enclosure (1)

EXHIBIT A

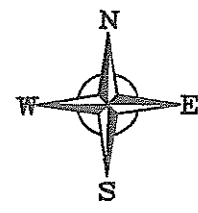
Right-of-Way Plat – 312 Avenue H

Right-of-Way Plat – 631 South 3rd Street

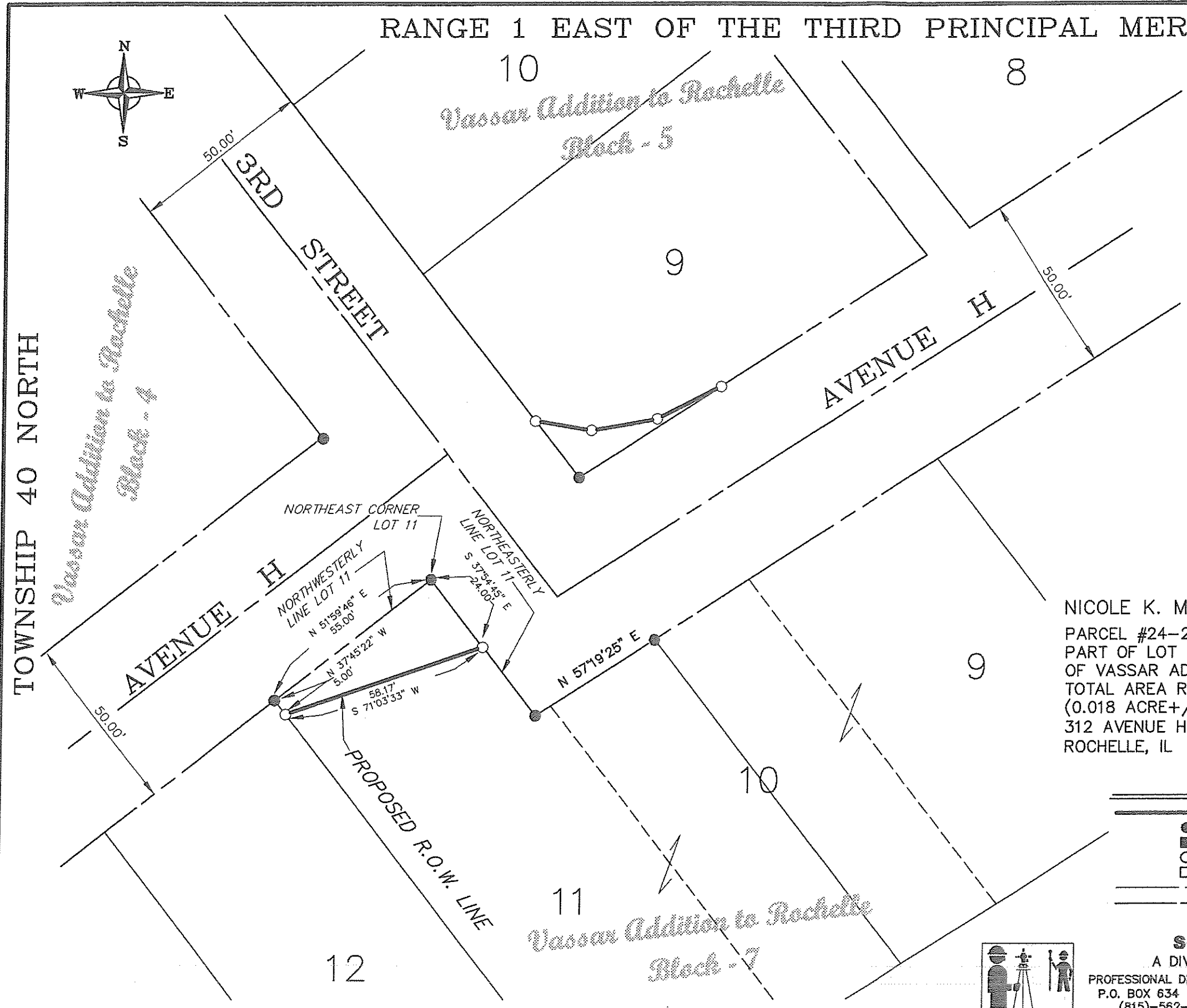
Right-of-Way Plat – 604 South 3rd Street

RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN

CERTIFICATE OF SURVEY



TOWNSHIP 40 NORTH



STATE OF ILLINOIS)
) (SS
 COUNTY OF OGLE)

I, Dale E. Wallace, an Illinois Professional Land Surveyor, hereby certify that the following described property was surveyed by me or under my direct supervision. I further certify that this plat is a true and correct representation of said survey to the best of my knowledge and belief. Dimensions are given in feet and decimals of a foot thereof. Bearing shown hereon are in degrees, minutes and seconds. Bearings are for description purposes and relative only to each other.

OF PROPERTY DESCRIBED AS: Part of Lot 11 of Block 7 of Vassar Addition to the City of Rochelle, Township 40 North, Range 1 East of the Third Principal Meridian, situated in the City of Rochelle, County of Ogle and State of Illinois, more particularly bounded and described as follows:

Beginning at the Northeast Corner of said Lot 11; thence South 37 degrees 54 minutes 45 seconds East along the Northeasterly Line of said Lot 11, a distance of 24.00 feet; thence South 71 degrees 03 minutes 33 seconds West, a distance of 58.17 feet; thence North 37 degrees 45 minutes 22 seconds West, a distance of 5.00 feet to the Northwestern Line of said Lot 11; thence North 51 degrees 59 minutes 46 seconds East, along said Northwestern Line, a distance of 55.00 feet to the Point of Beginning, containing 797.7 square feet (0.018 acre), more or less, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the Township of Flagg, the County of Ogle, and the State of Illinois.

Dated this 12th day of July, 2011, A.D. at the office of Survey-Tech.

Dale E. Wallace
 Dale E. Wallace, Illinois Professional Land Surveyor No. 35-2821



NICOLE K. MARTINEZ
 PARCEL #24-25-280-037
 PART OF LOT 11 BLOCK 7
 OF VASSAR ADDITION TO ROCHELLE
 TOTAL AREA REQUIRED 797.7 SQ. FT.
 (0.018 ACRE +/-)
 312 AVENUE H
 ROCHELLE, IL 61068

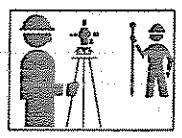
EXPIRES 11-30-2012
 THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LEGEND

- PROPOSED R.O.W. LINE
- MONUMENT FOUND
- P.K. NAIL FOUND
- IRON PIN SET
- P.K. NAIL SET
- CENTERLINE
- - - RIGHT-OF-WAY LINE

SURVEY-TECH

A DIVISION OF C.E.S., INC.
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260
 P.O. BOX 634 ROCHELLE, ILLINOIS 61068
 (815)-562-8771 FAX: (815)-562-6555



CITY OF ROCHELLE
 RIGHT-OF-WAY PLAT

COUNTY OF OGLE
 CITY OF ROCHELLE
 SCALE 1 IN. = 30 FT.

DATE: JULY 12, 2011

REVISED:

RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN

CERTIFICATE OF SURVEY

STATE OF ILLINOIS)
 (SS)
 COUNTY OF OGLE)

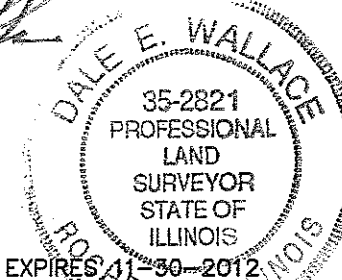
I, Dale E. Wallace, an Illinois Professional Land Surveyor, hereby certify that the following described property was surveyed by me or under my direct supervision. I further certify that this plat is a true and correct representation of said survey to the best of my knowledge and belief. Dimensions are given in feet and decimals of a foot thereof. Bearing shown hereon are in degrees, minutes and seconds. Bearings are for description purposes and relative only to each other.

OF PROPERTY DESCRIBED AS: Part of Lot 9 of Block 5 of Vassar Addition to the City of Rochelle, Township 40 North, Range 1 East of the Third Principal Meridian, situated in the City of Rochelle, County of Ogle and State of Illinois, more particularly bounded and described as follows:

Beginning at the Southwest Corner of said Lot 9; thence North 37 degrees 54 minutes 45 seconds West along the Southwesterly Line of said Lot 9, a distance of 20.00 feet; thence South 80 degrees 26 minutes 59 seconds East, a distance of 15.80 feet; thence North 80 degrees 09 minutes 56 seconds East, a distance of 18.80 feet; thence North 63 degrees 03 minutes 46 seconds East, a distance of 20.00 feet to the Southeasterly Line of said Lot 9; thence South 57 degrees 19 minutes 25 seconds West along said Southeasterly Line, a distance of 47.10 feet to the Point of Beginning, containing 270.5 square feet (0.006 acre), more or less, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the Township of Flagg, the County of Ogle, and the State of Illinois.

Dated this 12th day of July, 2011, A.D. at the office of Survey-Tech.

Dale E. Wallace, Illinois Professional Land Surveyor No. 35-2821



THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LEGEND

	PROPOSED R.O.W. LINE
	MONUMENT FOUND
	P.K. NAIL FOUND
	IRON PIN SET
	P.K. NAIL SET
	CENTERLINE
	RIGHT-OF-WAY LINE



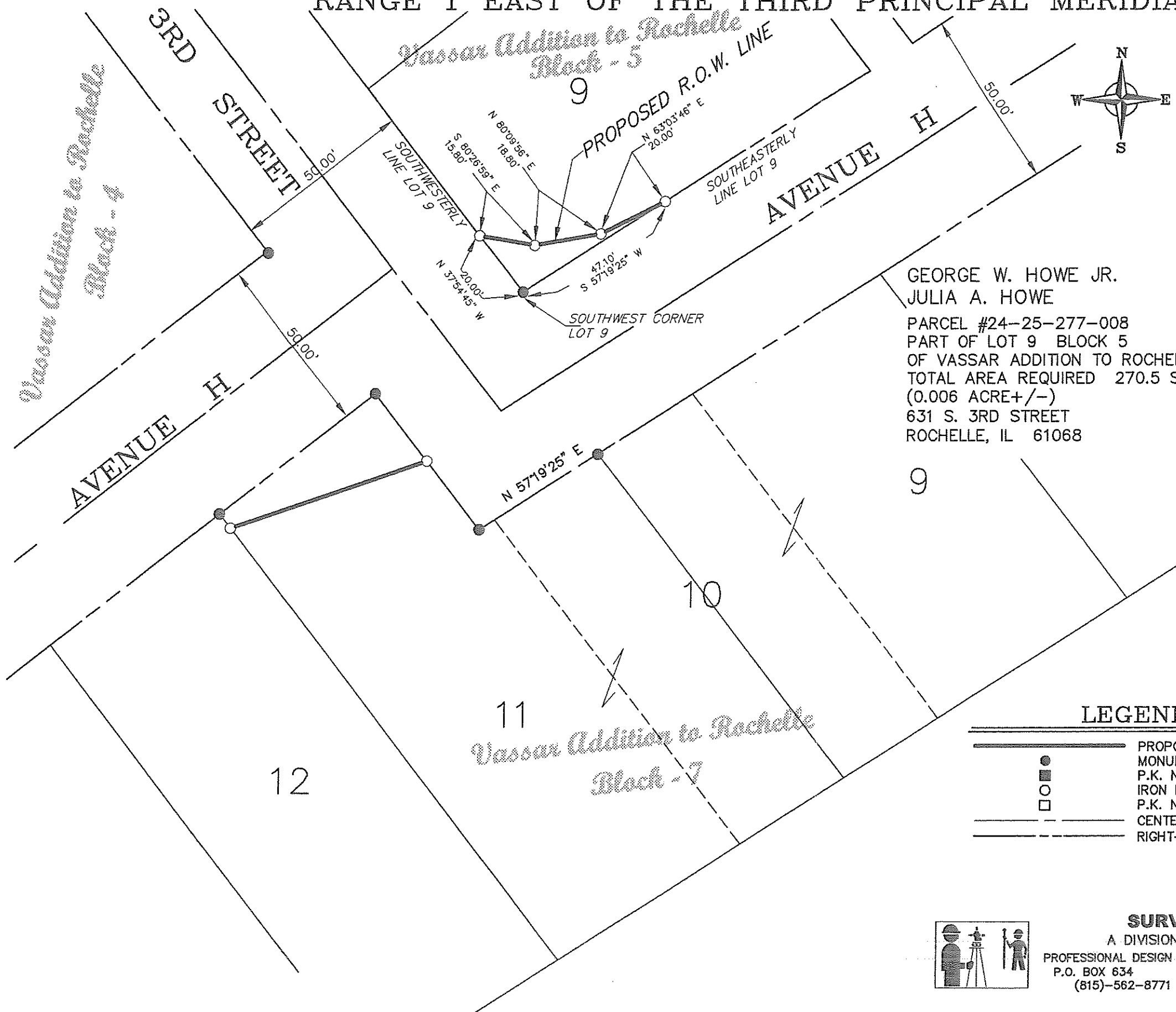
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CITY OF ROCHELLE
 RIGHT-OF-WAY PLAT

COUNTY OF OGLE
 CITY OF ROCHELLE
 SCALE 1 IN. = 30 FT.
 DATE: JULY 12, 2011
 REVISED:

FILE NO. S191-11

TOWNSHIP 40 NORTH



GEORGE W. HOWE JR.
 JULIA A. HOWE
 PARCEL #24-25-277-008
 PART OF LOT 9 BLOCK 5
 OF VASSAR ADDITION TO ROCHELLE
 TOTAL AREA REQUIRED 270.5 SQ. FT.
 (0.006 ACRE+/-)
 631 S. 3RD STREET
 ROCHELLE, IL 61068

RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN

CERTIFICATE OF SURVEY

STATE OF ILLINOIS)
 (SS
 COUNTY OF OGLE)

I, Dale E. Wallace, an Illinois Professional Land Surveyor, hereby certify that the following described property was surveyed by me or under my direct supervision. I further certify that this plat is a true and correct representation of said survey to the best of my knowledge and belief. Dimensions are given in feet and decimals of a foot thereof. Bearing shown hereon are in degrees, minutes and seconds. Bearings are for description purposes and relative only to each other.

OF PROPERTY DESCRIBED AS: Part of Lot 1 of Block 4 of Vassar Addition to the City of Rochelle, Township 40 North, Range 1 East of the Third Principal Meridian, situated in the City of Rochelle, County of Ogle and State of Illinois, more particularly bounded and described as follows:

Beginning at the Northeast Corner of said Lot 1; thence South 37 degrees 54 minutes 45 seconds East along the Northeasterly Line of said Lot 1, a distance of 20.00 feet; thence North 64 degrees 20 minutes 00 seconds West, a distance of 22.47 feet to the Northwestern Line of said Lot 1; thence North 52 degrees 48 minutes 10 seconds East along said Northwestern Line, a distance of 10.00 feet to the Point of Beginning, containing 100.0 square feet (0.002 acre), more or less, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the Township of Flagg, the County of Ogle, and the State of Illinois.

Dated this 12th day of July, 2011, A.D., at the office of Survey-Tech.

Dale E. Wallace
 Dale E. Wallace, Illinois Professional
 Land Surveyor No. 35-2821



EXPIRES 11-30-2012

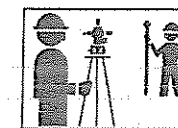
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CITY OF ROCHELLE
 RIGHT-OF-WAY PLAT

COUNTY OF OGLE
 CITY OF ROCHELLE
 SCALE 1 IN. = 30 FT.
 DATE: JULY 12, 2011

REVISED: FILE NO. S191-11

JASON M. WHEELER
 YVETTE M. MALLEN
 PARCEL #24-25-276-009
 PART OF LOT 1 BLOCK 4
 OF VASSAR ADDITION TO ROCHELLE
 TOTAL AREA REQUIRED 100 SQ. FT.
 (0.002 ACRE+/-)
 604 SOUTH 3RD ST
 ROCHELLE, IL 61068



SURVEY-TECH
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TOWNSHIP 40 NORTH

AVENUE G

13

16

15

STREET

3RD

1

2

3

POINT OF BEGINNING
 NORTHEAST CORNER
 LOT 1

NORTHWESTERLY
 LINE LOT 1

N 52°48'10" E
 10.00'

N 64°20'00" W
 22.47'

S 37°54'45" E
 20.00'

NORTHEASTERLY
 LINE LOT 1

50.00'

50.00'

FOUND 3/4" IRON PIN

FOUND 3/4" IRON PIN

*Vassar Addition to Rochelle
 Block - 4*

LEGEND

- PROPOSED R.O.W. LINE
- MONUMENT FOUND
- P.K. NAIL FOUND
- IRON PIN SET
- P.K. NAIL SET
- CENTERLINE
- - - RIGHT-OF-WAY LINE