

ORDINANCE NO _____

Date Passed: January 14, 2013

**AN ORDINANCE
APPROVING THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR
HARMS SUBDIVISION**

WHEREAS, pursuant to the City of Rochelle Zoning Ordinance, Arlen Harms has initiated a petition to divide land legally described in Exhibit "A" into a two lot subdivision based on the proposed Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" known as the Harms Subdivision; and,

WHEREAS, the petition for the Preliminary Plat and Final Plat were reviewed by the Planning and Zoning Commission at their meeting of January 7, 2013 and the Planning and Zoning Commission, by a vote of 5-0, recommended that City Council consider approving the Preliminary and Final Plat of Subdivision for Harms Subdivision; and,

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

Section 1. That Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" for the Harms Subdivision is hereby approved subject to:

- 1) That the Final Plat reflects any changes recommended by staff prior to the recording of it.
- 2) That a stormwater management and special flood hazard plan be approved according to the Rochelle Municipal Code upon development of lot 2.
- 3) Appropriate surety per code be provided.

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 14 day of January, 2013.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____
City Clerk

Exhibit "A"

LEGAL DISCRIPTION

On property described as: Part of Lot 8 of the Northeast Quarter of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian, according to the Subdivision made by Willard P. Flagg described as follows, to wit: Beginning at a point on the West Line of said Lot 8, 4 rods in a Northwesterly direction along the West line of said Lot from the Southwest Corner of said Lot 8 ; thence South 40 degrees 42 minutes 23 seconds East along said West Line, a distance of 16.00 feet; thence North 49 degrees 57 minutes 30 seconds East parallel with the South Line of said Lot, a distance of 264.00 feet to the East Line of said Lot 8; thence North 40 degrees 42 minutes 23 seconds West along the East Line of said Lot 8, a distance of 82.00 feet; thence South 49 degrees 57 minutes 30 seconds West parallel with the South Line of said Lot 8, a distance of 264.00 feet to the West Line of said Lot 8; thence South 40 degrees 42 minutes 23 seconds East along said West Line, a distance of 66.00 feet to the Point of Beginning, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the County of Ogle, and the State of illinois.