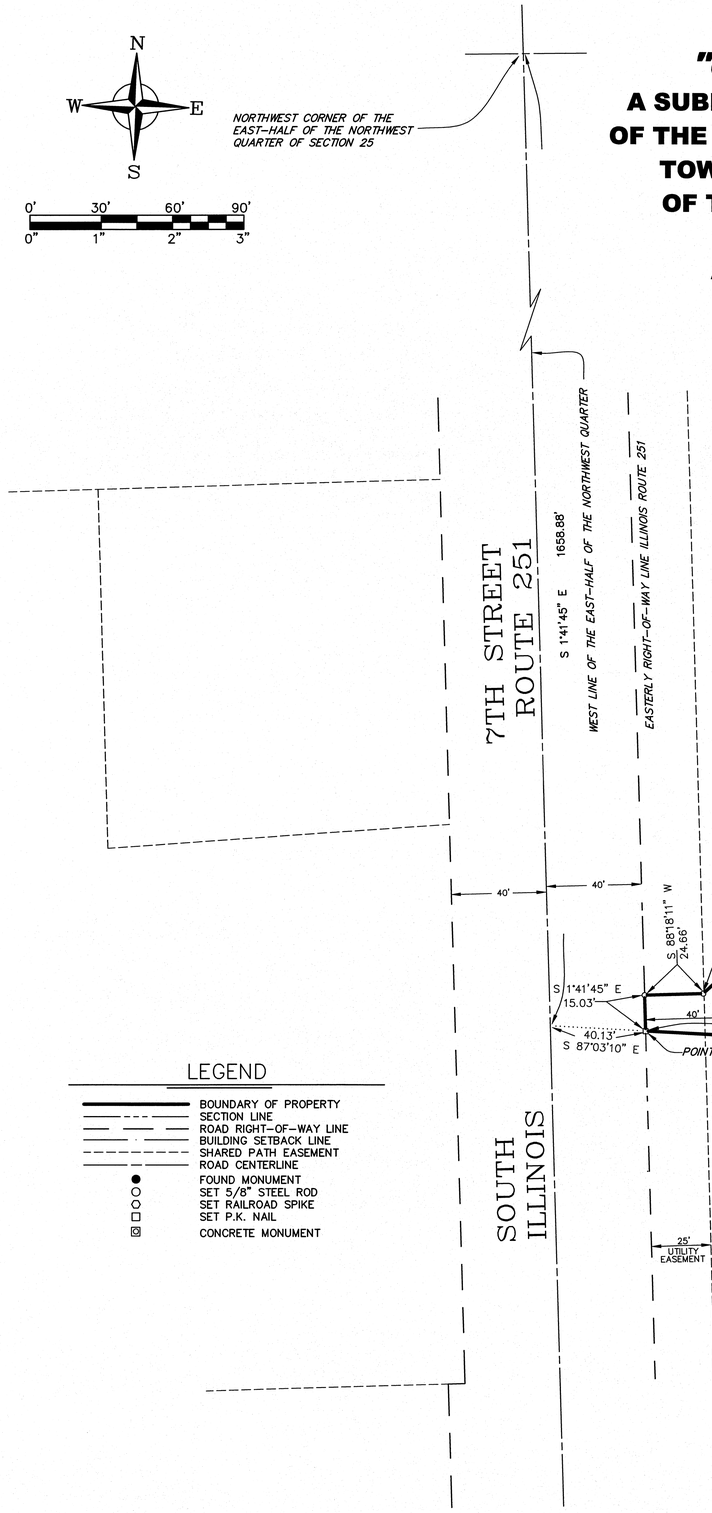
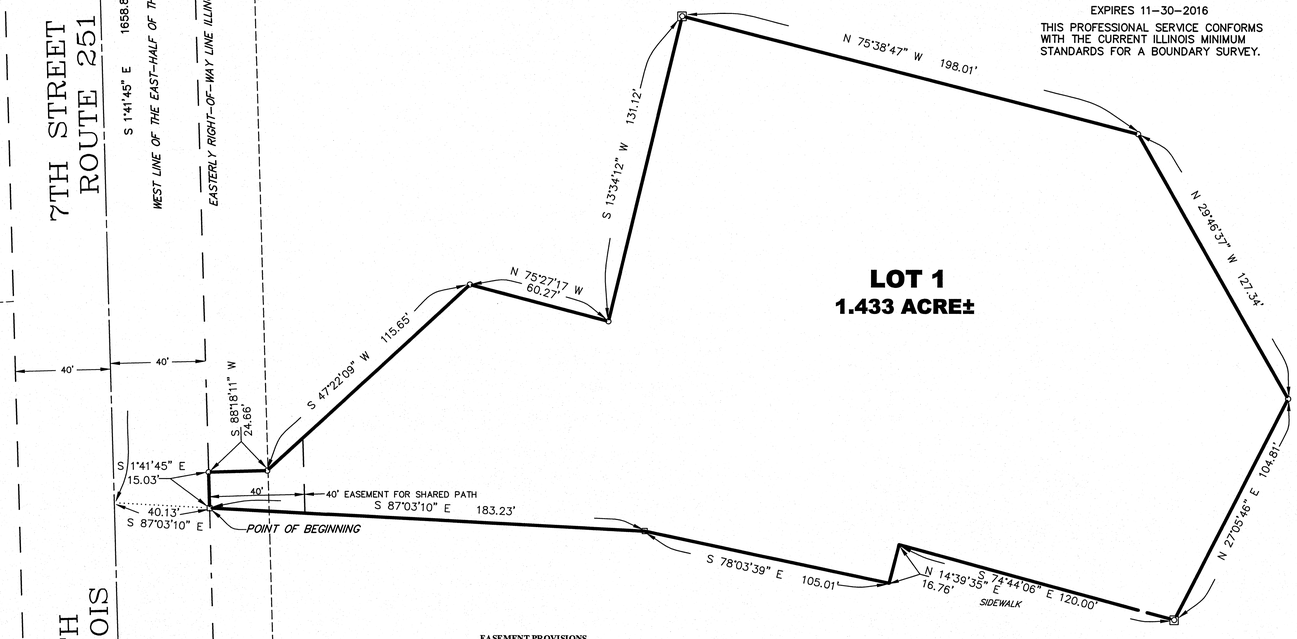
FINAL PLAT OF
"ON PAR SUBDIVISION"
A SUBDIVISION IN PART OF THE EAST-HALF OF THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 40 NORTH RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF ROCHELLE AND THE STATE OF ILLINOIS
APRIL 2016





EXPIRES 11-30-2016

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

LEGEND

- BOUNDARY OF PROPERTY
- SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- SHARED PATH EASEMENT
- ROAD CENTERLINE
- FOUND MONUMENT
- SET 5/8" STEEL ROD
- SET RAILROAD SPIKE
- SET P.K. NAIL
- CONCRETE MONUMENT

SURVEYOR'S CERTIFICATE

This is to certify that I, Dale E. Wallace, an Illinois Professional Land Surveyor, No. 2821, at th request of the City of Rochelle, have surveyed and subdivided the following described property t be known as *ON PAR SUBDIVISION*. I further certify that this plat is true and correc representation of said survey and that all dimensions are in feet and decimals thereof. Bearing shown are for descriptive purposes only.

OF PROPERTY DESCRIBED AS: Part of the East-half of the Northwest Quarter of Section 25 Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described a follows:

Commencing at the Northwest Corner of the East-half of the Northwest Quarter of said Section 25; thence South 1 degree 41 minutes 45 seconds East along the West Line of said East-half, a distance of 1658.88 feet; thence South 87 degrees 03 minutes 10 seconds East, a distance of 40.13 feet to a point on the Easterly Right-of-Way Line of a public road designated Illinois Route 251, said point being the Point of Beginning of the hereinafter described tract of land; thence continuing South 87 degrees 03 minutes 10 seconds East, a distance of 183.23 feet; thence South 78 degrees 03 minutes 39 seconds East, a distance of 105.01 feet; thence North 14 degrees 39 minutes 35 seconds East, a distance of 16.76 feet; thence South 74 degrees 44 minutes 06 seconds East, a distance of 120.00 feet; thence North 27 degrees 05 minutes 46 seconds East, a distance of 104.81 feet; thence North 29 degrees 46 minutes 37 seconds West, a distance of 127.34 feet; thence North 75 degrees 38 minutes 47 seconds West, a distance of 198.01 feet; thence South 13 degrees 34 minutes 12 seconds West, a distance of 131.12 feet; thence North 75 degrees 27 minutes 17 seconds West, a distance of 60.27 feet; thence South 47 degrees 22 minutes 09 seconds West, a distance of 115.65; thence South 88 degrees 18 minutes 11 seconds West, a distance of 24.66 feet to the Easterly Right-of-Way Line of said Illinois Route 251; thence South 1 degree 41 minutes 45 seconds East along said Right-of-Way Line, a distance of 15.03 feet to the Point of Beginning, containing 1.433 acres, 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.

I further certify that this plat is in compliance with Chapter 765, Section 205/1 of the Illinois Compiled Statutes as to monument placement, dimensions, etc.

Pursuant to Chapter 55, Section 5/3-5029 of the Illinois Compiled Statutes, I hereby certify that no part of the property covered by this plat or subdivision is situated within 500 feet of a surface drain or watercourse serving a tributary area of 640 acres or more.

Pursuant to Chapter 765, Section 205/2 of the Illinois Compiled Statutes, I hereby certify that all o the Plat of *"ON PAR SUBDIVISION"* is located within the Corporate Limits of the City o Rochelle, which is exercising the special powers of the City Plan and no part of said property i located within a special flood hazard area as designated on FIRM Community Panel No. 17052 0465 A, dated April 5, 1988.

Dated this 1st day of May, 2016, A.D. at the office of Survey-Tech.

DALE E WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2821

EASEMENT PROVISIONS

An easement for electric service, communication service, and cable television is hereby reserved fi and granted to Rochelle Municipal Utility Company, Rochelle.net Fiber Optic, Verizon, Comca Cable Television, the City of Rochelle, and any other franchise of Ogle County, also their respecti successors and assigns, in all streets, alleys and other public ways and places shown on this plat, ab the area as shown by dotted lines on the plat and marked " Utility Easement", to install, la construct, relocate, remove, renew, operate and maintain conduits, cables, fiber optic cable potable water mains, sanitary sewer mains, pipes, poles, and wires, overhead and underground, wi all necessary braces, guys, anchors and other equipment for the purpose of serving th subdivision and other property with telephone and electric services: also is hereby granted the rig to use the streets for said purposes, the right to overhang all lots with aerial service wires serve adjacent lots, and right to enter upon the lots at all times to install, lay, construct, renew operate and maintain within said easement area, said conduits, pipes, cables, fiber optic cable potable water mains, sanitary sewer main, poles, wires, braces, guys, anchors and oth equipment; and finally the right is hereby granted to cut down and remove or trim, or kee trimmed all trees, shrubs or saplings that interfere with any of the said public utility equipmer No permanent buildings or trees shall be placed on said easement, but same may be used fi gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesa uses or the rights granted herein.

An easement is hereby reserved for and granted to the Nicor Gas Company, its successors and assigns, in all platted utility easement areas, in all streets, alleys and other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal, and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such easement areas, streets, alleys, or public places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
CITY OF ROCHELLE)

The City of Rochelle, Owner of the land represented on the plat hereon, do certify that the said pla was prepared at our request and under our direction by, Dale E. Wallace, Illinois Professional Lan Surveyor for the firm of Survey-Tech. After the said surveyor duly surveyed said lands, substantia iron pins or concrete monuments as shown hereon marked the corners of lots. The parts of the said lands described as streets are hereby dedicated to the State of Illinois, for use as streets by the public in accordance with the laws of the State of Illinois, governing and controlling the dedication of and uses of ordinance adopted by the City of Rochelle, State of Illinois.

Dated this___day of _____ 2016.

BY: City of Rochelle

_____ _____
Mayor City Clerk

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a notary public, in and for said County, in the stat aforesaid, a notary public, do hereby and certify that the City of Rochelle, Mayor and City Clerk of the above described land, personally known me to be the same person whose name is subscribe to the foregoing instrument as such owners, appeared before me this day in person an acknowledged that he signed and delivered the annexed plat as his own free and voluntary act fo the uses and purposes therein and set forth.

Given under my hand and Notarial Seal this___ day of _____ 2016, a _____, Illinois.

_____
Notary Public

_____
My Commission Expires On

SCHOOL DISTRICT CERTIFICATE

This is to certify to the best of our knowledge, the City of Rochelle, as Owners of the property herein described in the Surveyor's Certificate, which will be known as ON PAR SUBDIVISION, i located within the boundaries of Rochelle Community Consolidated District No. 231 and Rochell Township High School District No. 212 in Ogle County, Illinois.

Dated this ___ day of _____, 2016 A.D.

BY: City of Rochelle

_____ _____
Mayor City Clerk

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
CITY OF ROCHELLE)

The Flagg Rochelle Park District, Owner of the land represented on the plat hereon, do certify tha the said plat was prepared at our request and under our direction by, Dale E. Wallace, Illinoi Professional Land Surveyor for the firm of Survey-Tech. After the said surveyor duly surveye said lands, substantial iron pins or concrete monuments as shown hereon marked the corners o lots. The parts of the said lands described as streets are hereby dedicated to the State of Illinois, fo use as streets by the public in accordance with the laws of the State of Illinois, governing an controlling the dedication of and uses of ordinance adopted by the City of Rochelle, State o Illinois.

Dated this___day of _____ 2016.

BY: City of Rochelle

_____ _____
Chairman Secretary

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a Notary Public in and for the said County in the State aforesaid DO HEREBY CERTIFY THAT The Flagg Rochelle Park District, Chairman and Secretary, whos name is subscribed to the foregoing instrument, acknowledged that he signed and delivered th foregoing instrument as _____ of said subdivision, as his free an voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2016, A.D.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

SCHOOL DISTRICT CERTIFICATE

This is to certify to the best of our knowledge, the Flagg Rochelle Park District, as Owner of the property herein described in the Surveyor's Certificate, which will be known as ON PAR SUBDIVISION, is located within the boundaries of Rochelle Community Consolidated Distric No. 231 and Rochelle Township High School District No. 212 in Ogle County, Illinois.

Dated this ___ day of _____, 2016 A.D.

BY: City of Rochelle

_____ _____
Chairman Secretary

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Pursuant to Chapter 109, Section 2, Paragraph 2 of the Illinois Statutes; We hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by th construction of this subdivision or any part thereof, or that if such surface water drainage will b changed, adequate provision has been made for the collection and diversion of such surface wate into water retention areas, public use areas, or drains which the subdivider has the right to use, an that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to adjoining property because of the construction of th subdivision.

Dated this___day of _____2016.

_____
_____ Illinois
Professional Engineer No. 62-____

BY: _____

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

We, the undersigned members of the Planning Commission for the City of Rochelle, hereby approve the Plat of **ON PAR SUBDIVISION** to the City of Rochelle as set forth above an hereon.

Given under our hands and seals this ___ day of _____2016.

_____
President

_____
Secretary

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, do hereby certify that the required improvements have been installed, or the required improvements have been installed, or the required guarantee bon has been posted for the completion of all required land improvements.

Dated at _____, Illinois, this___day of_____2016.
(Seal)

_____
Samuel C. Tesreau, City Engineer

_____
License Number

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

WHEREAS, The City of Rochelle and the Flagg Rochelle Park District, Owners of the land shown hereon have caused same to be subdivided and platted as shown, and,

WHEREAS, the said land lies within the Corporate Limits of the City of Rochelle, Ogle County Illinois.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rochelle that the pla hereon be accepted and approved subject to the provisions of all applicable Ordinances of the Cit of Rochelle.

Passed this___day of _____2016.

_____
Bruce McKinney, City Clerk

_____
Chet Olson, Mayor

COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, County Clerk of Ogle County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at_____, Illinois, this ___ day of 2016.
(Seal)

_____
County Clerk

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Filed for record this___day of _____, 2016 at ___o'clock in Book_____ of Plats Page_____ and examined. Microfilm Number_____, Documen Number_____.

_____
County Recorder:

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

DATE: 4-01-2016	SCALE: 1" = 30'	DRAWN BY: DEW
		REVISED:

CITY OF ROCHELLE
FLAGG-ROCHELLE PARK DISTRICT

ACAD: S16215-GOLF-GPS OGLE COUNTY	FILE NUMBER: S162-15