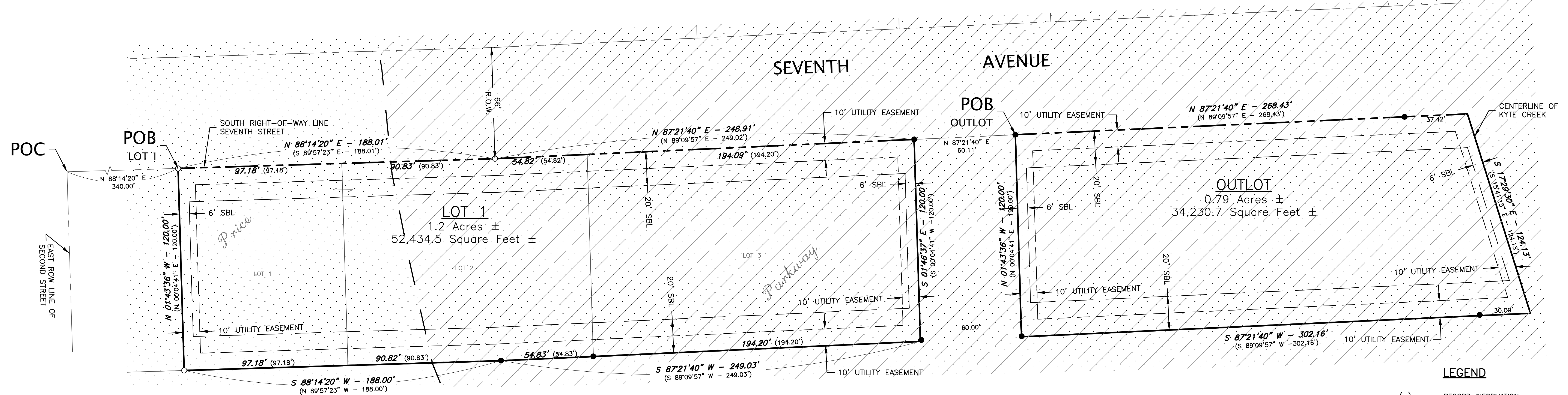
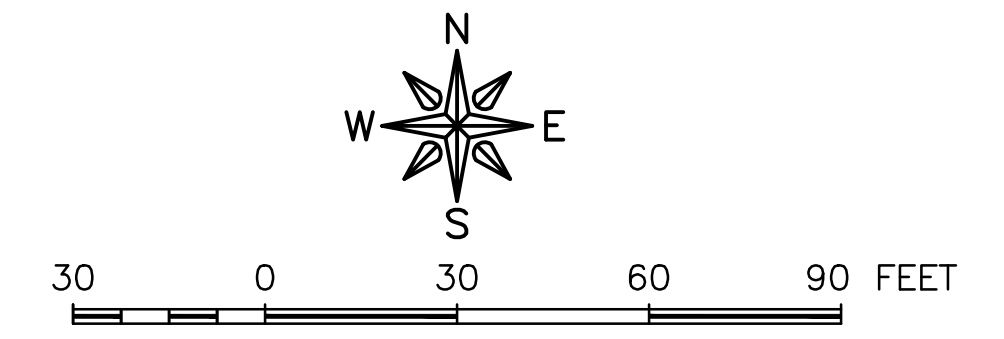


FINAL PLAT "SELDAL PROPERTIES, LLC."

A RE-SUBDIVISION OF LOTS 1, 2, AND 3 OF PRICE PARKWAY AND
PART OF N 1/2 OF SE 1/4, SECTION 24, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M.
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



SURVEYOR'S CERTIFICATE

This is to certify the I, Brandy C. Williams, an Illinois Professional Land Surveyor, have surveyed the following described property:

LOT 1

Part of the North Half (1/2) of the Southeast Quarter (1/4) of Section 24, Township 40 North, Range 1 East of the Third Principal Meridian, in the City of Rochelle, described as follows: Commencing at the intersection of the Easterly Right of Way line of Second Street and the Southerly Right of Way line of Seventh Street, thence North 88 degrees 14 minutes 20 seconds East, on and along said Southerly Right of Way line of Seventh Street, a distance of 340.00 feet to the Point of Beginning; thence North 88 degrees 14 minutes 20 seconds East, on and along said Southerly Right of Way line of Seventh Street, a distance of 188.01 feet; thence North 87 degrees 21 minutes 40 seconds East, on and along said Southerly Right of Way line of Seventh Street, a distance of 248.91 feet; thence South 01 degree 43 minutes 36 seconds West, a distance of 120.00 feet; thence South 87 degrees 21 minutes 40 seconds West, a distance of 249.03 feet; thence South 88 degrees 14 minutes 20 seconds West, a distance of 188.00 feet; thence North 01 degree 43 minutes 36 seconds West, a distance of 120.00 feet to a point on said Southerly Right of Way line of Seventh Street and the Point of Beginning, situated in the Township of Flagg, the County of Ogle and State of Illinois.

OUTLOT

Part of the North Half (1/2) of the Southeast Quarter (1/4) of Section 24, Township 40 North, Range 1 East of the Third Principal Meridian, in the City of Rochelle, described as follows: Commencing at the intersection of the Easterly Right of Way line of Second Street and the Southerly Right of Way line of Seventh Street, thence North 88 degrees 14 minutes 20 seconds East, on and along said Southerly Right of Way line of Seventh Street, a distance of 528.01 feet; thence North 87 degrees 21 minutes 40 seconds East, on and along said Southerly Right of Way line of Seventh Street, a distance of 309.02 feet to the Point of Beginning; thence North 87 degrees 21 minutes 40 seconds East, on and along said Southerly Right of Way line of Seventh Street, a distance of 268.43 feet to the center line of Kyte Creek; thence South 17 degrees 29 minutes 30 seconds East, on and along said center line, a distance of 124.13 feet; thence South 87 degrees 21 minutes 40 seconds West, a distance of 302.16 feet; thence North 01 degree 43 minutes 36 seconds West, a distance of 120.00 feet to a point on said Southerly Right of Way line of Seventh Street and the Point of Beginning, situated in the Township of Flagg, the County of Ogle and State of Illinois.

as shown by the attached plat, which is a correct representation of said survey and subdivision. All distances are given in feet and decimal parts thereof. I further certify that

- a) Part of this property covered by this plat or subdivision is within one and one-half 1-1/2 miles of the corporate limits of the City of Rochelle
- b) A Part of the property covered by this plat or subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency.

Signed this ___th day of _____, 2016

Brandy C. Williams, Illinois Professional Land Surveyor No. 35-3784
Current expiration date: November 30, 2016

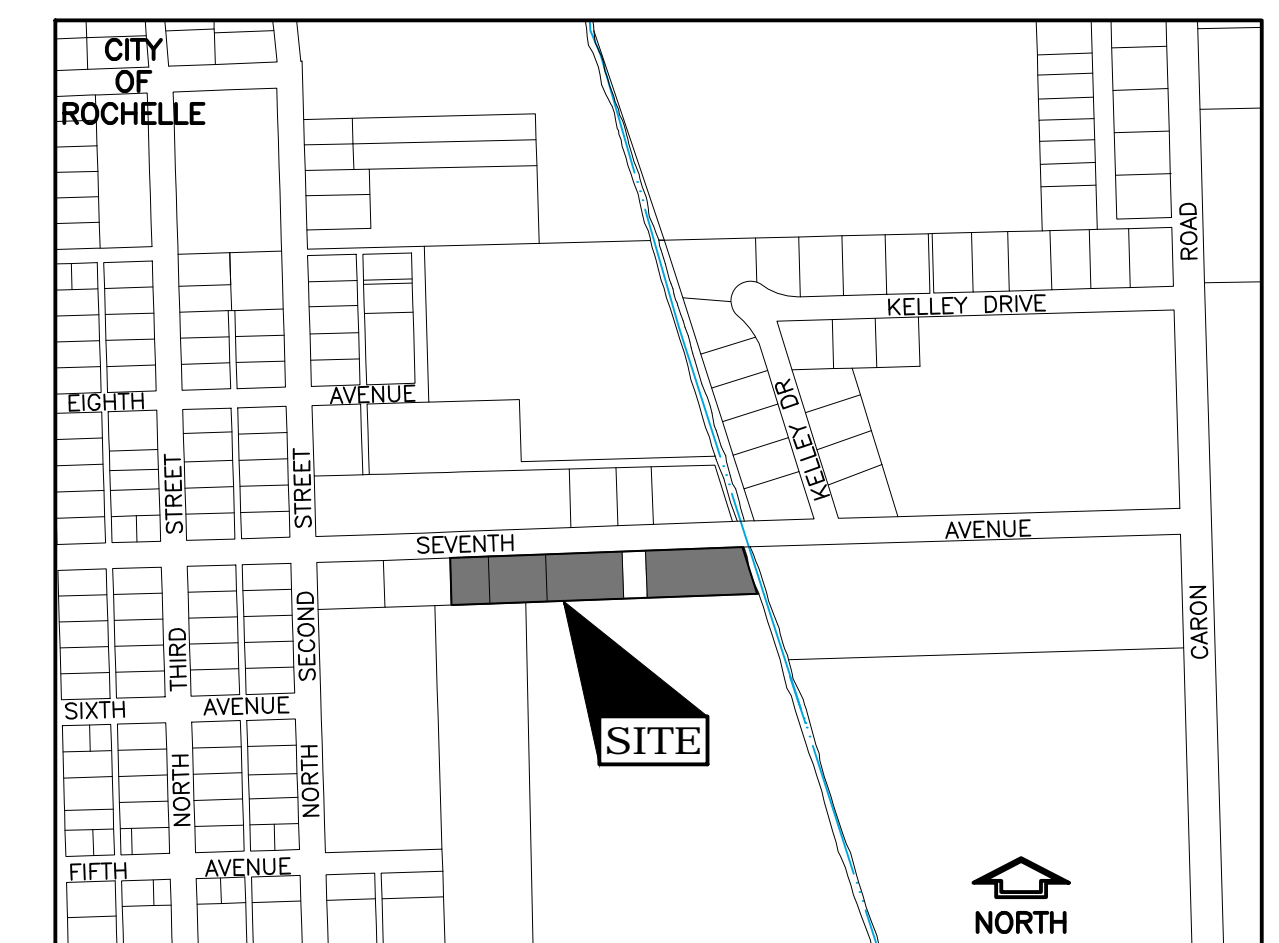
FLOOD ZONE LEGEND

- EXISTING "FLOOD AREA" AS SHOWN ON FIRM MAP NO. 17141C0491D, EFFECTIVE DATE DECEMBER 17, 2010
- EXISTING "SPECIAL FLOOD HAZARD AREA (SFHA)" AS SHOWN ON FIRM MAP NO. 17141C0491D, EFFECTIVE DATE DECEMBER 17, 2010

DATUM INFORMATION	
VERTICAL CONTROL:	NAVD 88 (USING GPS VRS SYSTEM)
HORIZONTAL CONTROL:	NAD 83 STATE PLANE ILLINOIS WEST ZONE (GRID)
BENCHMARK INFORMATION	
BM1 = CPRB (CP1)	N 1917517.49, E 2597831.20, ELEV 786.12
BM2 = CPRB (CP2)	N 1917526.19, E 2598048.61, ELEV 784.23

LEGEND

- () RECORD INFORMATION
- PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PROPERTY EASEMENT
- SETBACK LINE
- MONUMENT FOUND
- SET 5/8 REBAR W/CAP



LOCATION MAP
NOT TO SCALE

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
SELDAL PROPERTIES, LLC
1221 TURKINGTON TERRANCE
SUITE A
ROCHELLE, IL 61068

PROJECT AND LOCATION:
SELDAL'S FIRST ADDITION TO
CITY OF ROCHELLE

DRAWN BY: TJL
APPROVED BY: BCW
DATE: 08/24/15
SCALE: 1" = 30'

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
FINAL PLAT

JOB NUMBER:
15-216

SHEET NUMBER:
1 of 2

FINAL PLAT

"SELDAL PROPERTIES, LLC."

A RE-SUBDIVISION OF LOTS 1, 2, AND 3 OF PRICE PARKWAY AND PART OF N 1/2 OF SE 1/4, SECTION 24, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M. CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

We, _____, Owners certify the lands there represented on the plat hereon, do certify that the said plat was prepared at our request and under our direction by, Brandy C. Williams, Illinois Professional Land Surveyor for the firm of Fehr Graham. After said lands were duly surveyed by said surveyor, the corners of said lots were marked by substantial iron pins. The parts of the said lands described as streets are hereby dedicated to the City of Rochelle, 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 _____, 20____.

By: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a notary public, in and for said County, in the state aforesaid, a notary public, do hereby certify that _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal at _____, Illinois

this _____ day of _____, 20____.

Notary Public (Seal)

My Commission Expires On _____

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 _____, 20____.

County Clerk (Seal)

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
(SS
COUNTY OF Ogle)

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Dated this _____ day of _____, 20____,

at _____, Illinois.

Collector of Special Assessments

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

We, the undersigned members of the Plan Commission for the City of Rochelle, Illinois, hereby approve the Plat of Seldal First Addition to the City of Rochelle as set forth above and hereon.

Given under our hands and seals this _____ day of _____, 20____.

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 guarantee bond has been posted for the completion of all required land improvements.

Dated at _____, Illinois, this _____ day of _____, 20____.

City Engineer: (Seal)

License Number:

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

WHEREAS, _____, 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 plat hereon be accepted and approved subject to the provisions of all applicable Ordinances of the City of Rochelle.

Passed this _____ day of _____, 20____.

City Clerk:

Mayor:

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Pursuant to 765 ILCS 205/2; We hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface water into water retention areas, public use areas, or drains which the subdivider has the right to use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____, 20____.

Professional Engineer: _____

(Seal)

Owner: _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Filed for record this _____ day of _____, 20____ at _____ o'clock in Book _____ of Plats, Page _____ and examined.

Microfilm Number _____

Document Number _____

County Recorder: _____

SCHOOL DISTRICT CERTIFICATE

This is to certify that, to the best of my knowledge, the property described in the foregoing Surveyor's Certificate, which will be known as "SELDAL'S FIRST ADDITION TO THE CITY OF ROCHELLE", is located within the boundaries of the following school districts

Rochelle High School Unit #212
Rochelle Grade School Unit #231
Kishwaukee College Unit #523

(Owner:)

UTILITY EASEMENT

A permanent easement is hereby reserved for and granted to the City of Rochelle, (hereinafter "the Grantee"), and to their successors and assigns in, upon, across, over, under, and through the areas shown by dashed lines and labeled "Utility Easement" on this plat of subdivision, or where otherwise noted in the above legend for the purpose of installing, constructing, inspection, operation, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining electrical, cable television, communication, gas, telephone or other utility lines and appurtenances, and such other installations and service connection as may be required to furnish public utility services to adjacent areas, deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work. No buildings or trees shall be placed in said easements, but the premises may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with aforesaid uses and rights. Fences shall not be erected upon said easements in any way which will restrict the uses herein granted except where specifically permitted by written authority of the Grantee. The right is also hereby granted to the Grantee to cut down, trim or remove any trees, fences, shrubs, or other plants that interfere with the operation of or access to said utility installation in, on, upon, across, under or through said easements. The Grantee shall not be responsible for replacement of any such improvements, fences, gardens, shrubs, or landscaping removed during exercise of the herein given rights. Replacement of items so removed shall be the responsibility of the then lot owner.

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
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FINAL PLAT -- SIGNATURES

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15-216

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2 of 2