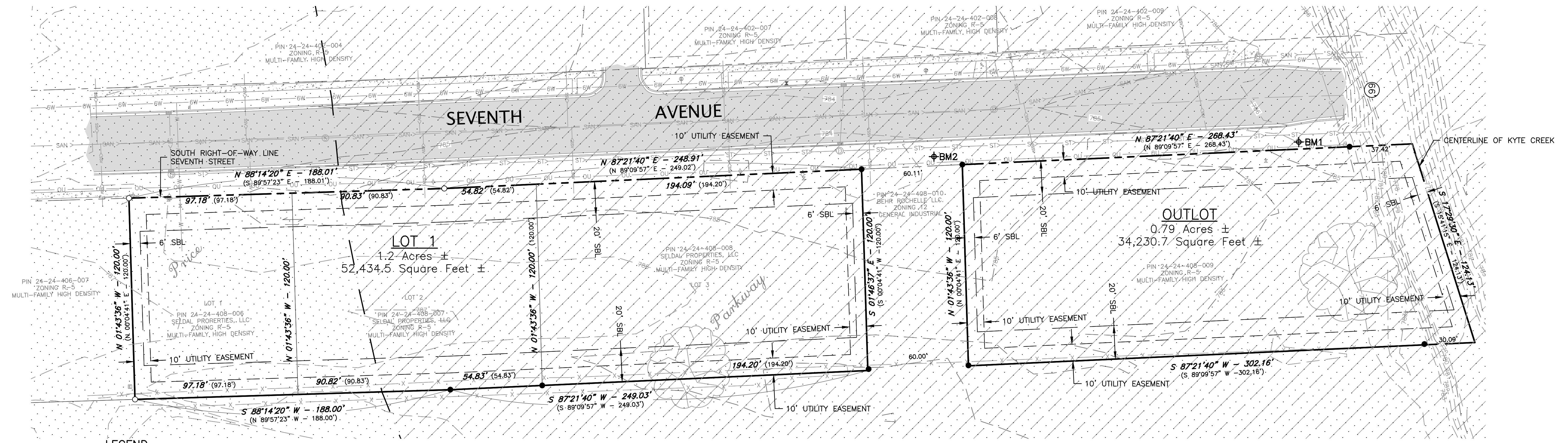
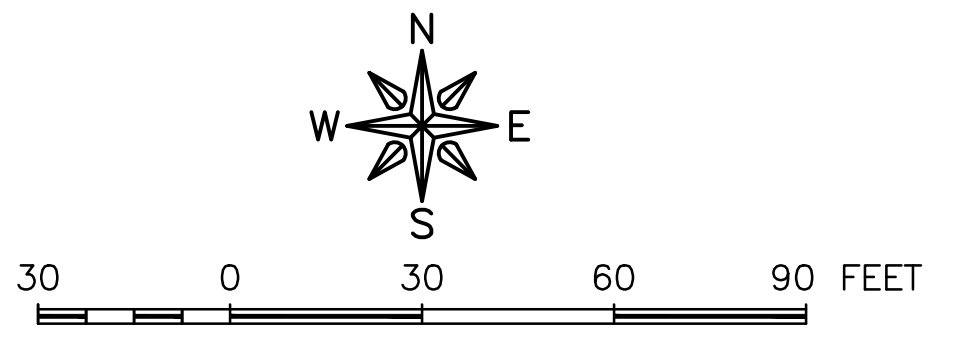


PRELIMINARY PLAT "SELDAL PROPERTIES, LLC."

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



LEGEND

- () RECORD INFORMATION
- PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- 66' EXISTING RIGHT-OF-WAY WIDTH
- - - PROPERTY EASEMENT
- SETBACK LINE
- MONUMENT FOUND
- SET 5/8 REBAR W/CAP
- - - FENCE LINE
- - - 679 - - - EXISTING CONTOUR LINE
- - - EXISTING ROAD CENTERLINE
- 6W - 6W EXISTING WATER MAIN AND SIZE
- < SAN - EXISTING SANITARY SEWER PIPE
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- ◇ WATER HYDRANT
- ⊕ SIGN
- ⊗ TREE - FULL BALANCED CROWN WITH TRUNK DIAMETER SIZE
- OU - OU OVERHEAD ELECTRIC
- POWER POLE

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

DESCRIPTION:

Parcel 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:

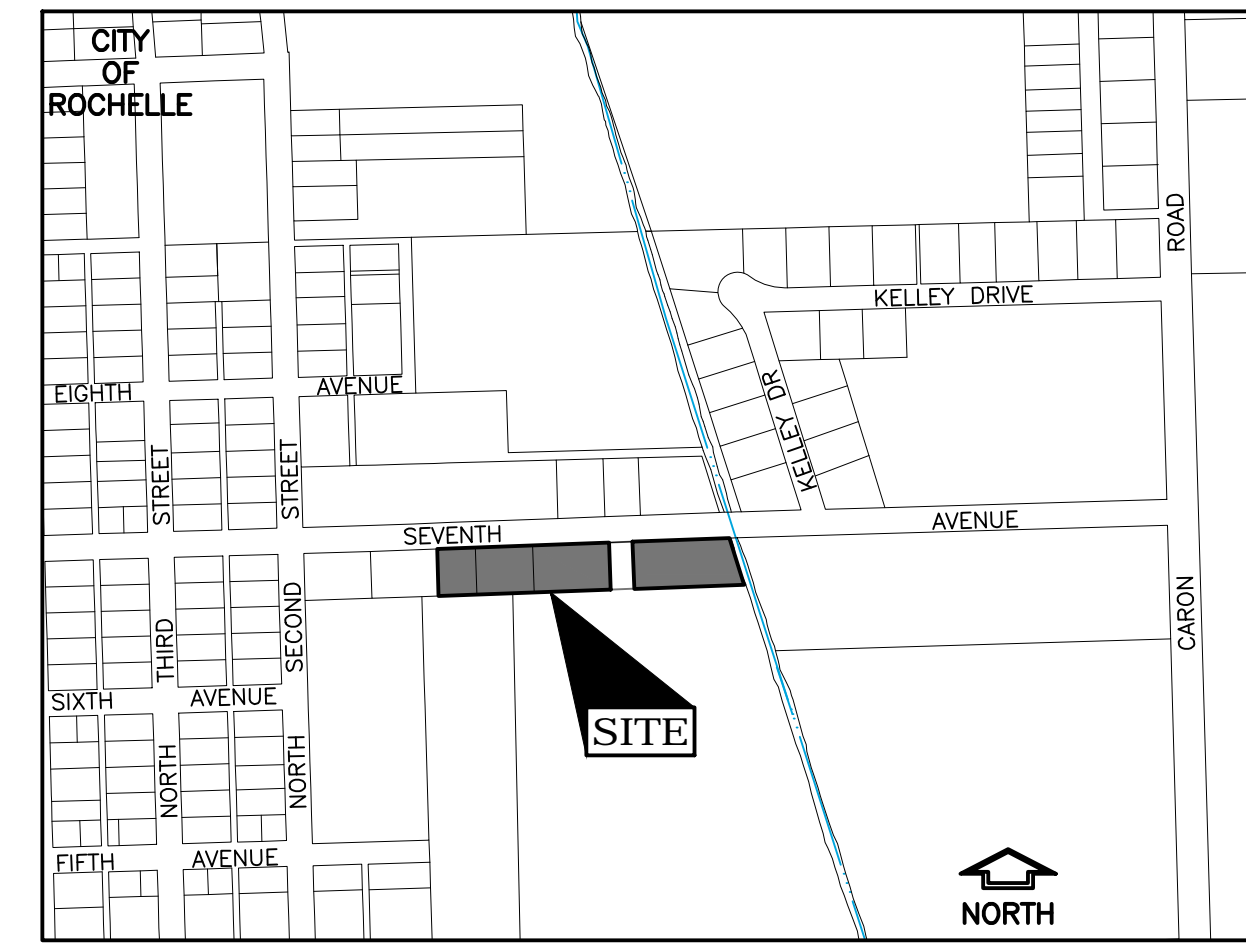
Beginning at a point on the South line of Seventh Avenue 340 feet East of the East line of Second Street; thence East on said South line of Seventh Avenue, 765.06 feet to the center line of Kyte Creek; thence Southeasterly on said center line to a point which is 120 feet South of the South line of Seventh Street Avenue, measured perpendicular to said Seventh Avenue; thence West, parallel with the South line of Seventh Street in the City of Rochelle; thence North 120 feet to the point of beginning; EXCEPT that part described as follows: Beginning at a point in the South line of Seventh Avenue 437 feet East of the point of beginning of the tract first described; thence South, 120 feet; thence East, parallel with the South line of Seventh Avenue, 60 feet; thence North 120 feet to the South line of Seventh Avenue; thence West on said South line 60 feet to the point of beginning; FURTHER EXCEPTING Lots 1, 2 and 3 of the Final Plat of Price Parkway; situated in the Township of Flagg, the County of Ogle and State of Illinois.

Parcel 2

Lots One (1) and Two (2) of the Final Plat of Price Parkway being a subdivision located in 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, Ogle County, Illinois, according to the Plat of said subdivision recorded November 16, 2004 in File D of Plats page 72 as Document No. 0413282; situated in the Township of Flagg, the County of Ogle and State of Illinois.

Parcel 3

Lots Three (3) in Price Parkway, being a subdivision located in 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, Ogle County, Illinois, according to the Plat of said subdivision recorded November 16, 2004 in File D of Plats page 72 as Document No. 0413282; situated in the Township of Flagg, the County of Ogle and State of Illinois.



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:
LOTS 1, 2 & 3 IN PRICE PARKWAY
PART OF N 1/2, SE 1/4 OF SEC. 24,
T. 40 N., R. 1 E. OF 3RD P.M.,
FLAGG TOWNSHIP, OGLE COUNTY,
ILLINOIS

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

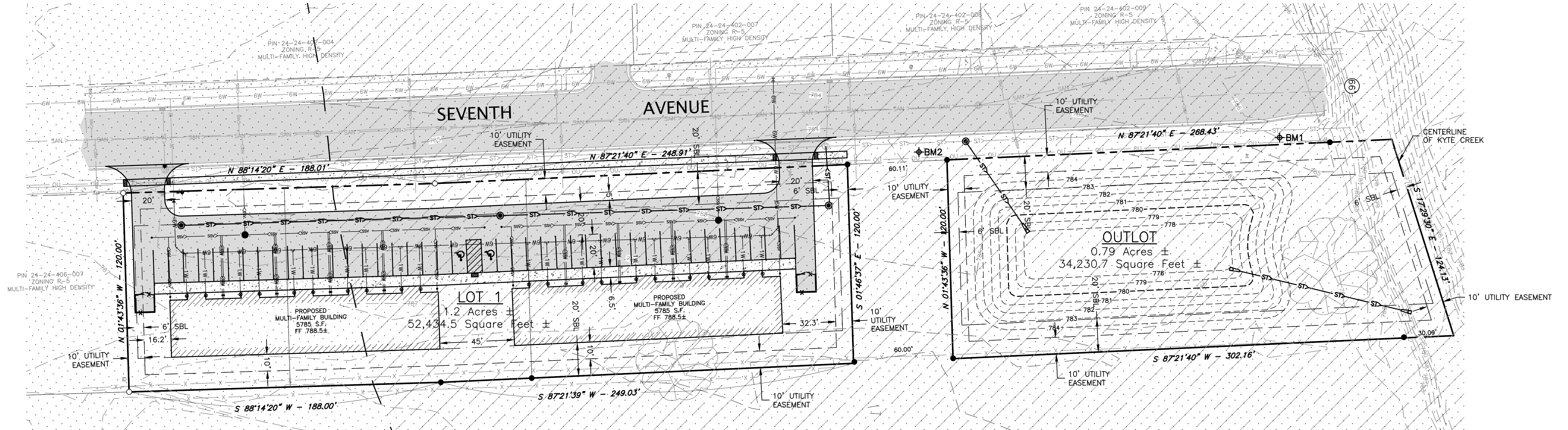
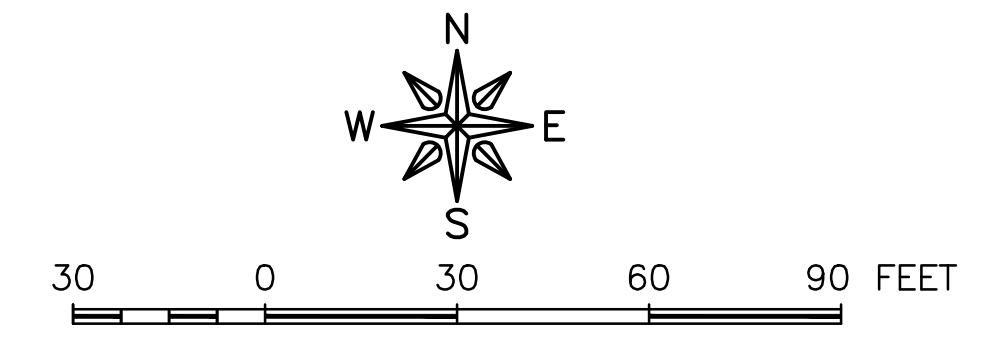
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
PRELIMINARY PLAT

JOB NUMBER:
15-216
SHEET NUMBER:
1 of 2

PRELIMINARY 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



LEGEND

- | | | | |
|------|------------------------------|---------|---|
| () | RECORD INFORMATION | ◇ | WATER HYDRANT |
| — | PROPERTY LINE | ⊥ | SIGN |
| --- | EXISTING RIGHT-OF-WAY LINE | ⊙ | TREE - FULL BALANCED CROWN WITH TRUNK DIAMETER SIZE |
| (66) | EXISTING RIGHT-OF-WAY WIDTH | —OU—OU— | OVERHEAD ELECTRIC |
| --- | PROPERTY EASEMENT | ○ | POWER POLE |
| --- | SETBACK LINE | ▨ | PROPOSED BUILDING |
| ● | MONUMENT FOUND | ▨ | PROPOSED ASPHALT SURFACE |
| ○ | SET 5/8 REBAR W/CAP | ▨ | PROPOSED CONCRETE SIDEWALK |
| —X— | FENCE LINE | —1W—1W— | PROPOSED WATER SERVICE AND SIZE |
| --- | EXISTING CONTOUR LINE | —6W—6W— | PROPOSED WATER MAIN AND SIZE |
| --- | EXISTING ROAD CENTERLINE | —ST—ST— | PROPOSED STORM SEWER |
| --- | EXISTING WATER MAIN AND SIZE | ⊙ | PROPOSED STORM MANHOLE |
| --- | EXISTING SANITARY SEWER PIPE | ⊙ | PROPOSED SANITARY SERVICE |
| ▨ | EXISTING CONCRETE PAVEMENT | ● | PROPOSED SANITARY MANHOLE |
| ▨ | EXISTING BITUMINOUS PAVEMENT | | |
| ○ | CLEANOUT | | |
| ⊙ | SANITARY MANHOLE | | |
| ⊙ | STORM MANHOLE | | |
| ▨ | STORM INLET | | |

FLOOD ZONE LEGEND

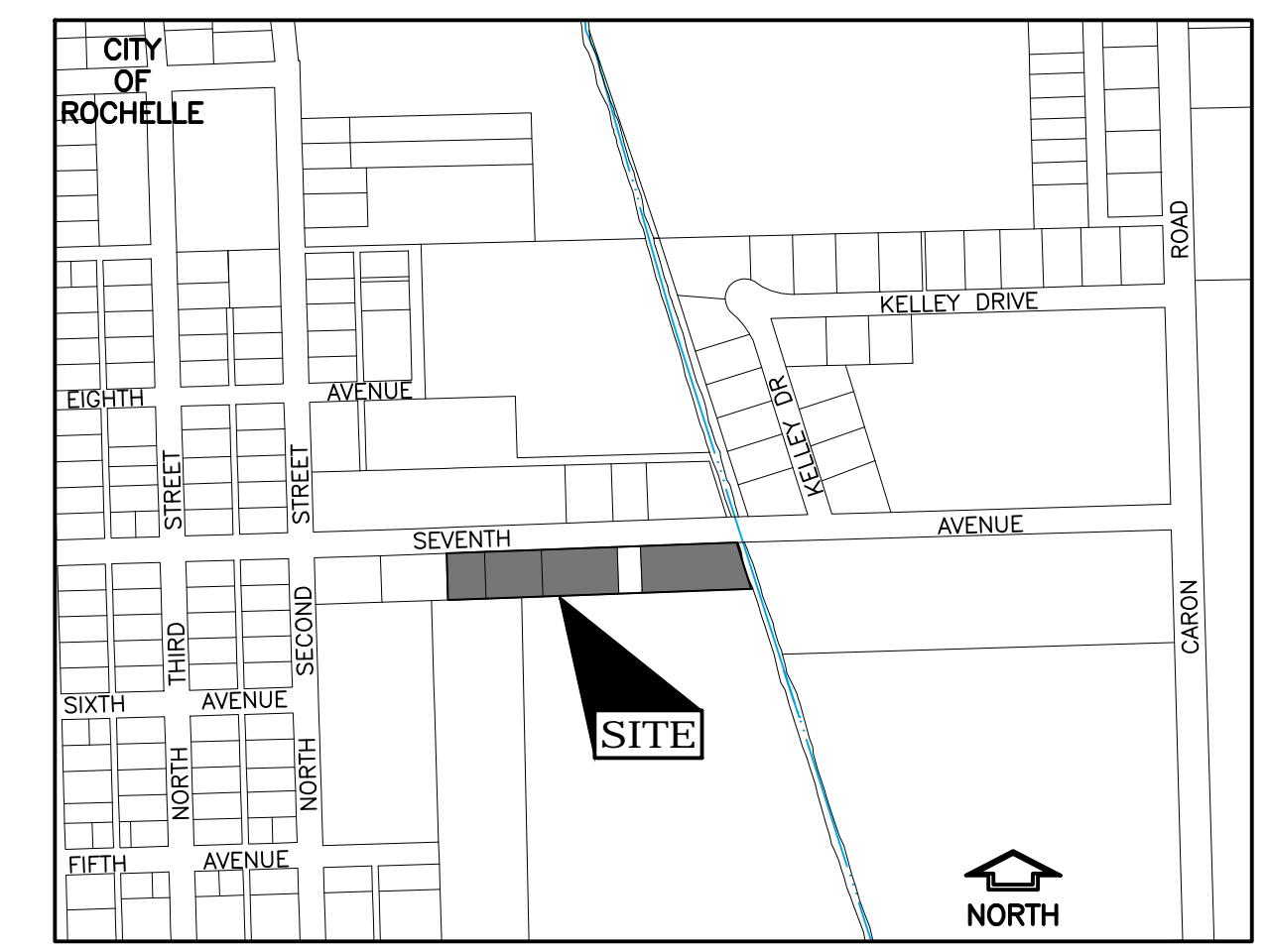
- | | |
|---|--|
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N 1917526.19, E 2598048.61, ELEV 784.23



LOCATION MAP
NOT TO SCALE

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
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OWNER/DEVELOPER:

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DRAWN BY: TJL

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DATE: 08/24/15
SCALE: 1" = 30'

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:

PRELIMINARY EXHIBIT

JOB NUMBER:

15-216

SHEET NUMBER:

2 of 2