

PRELIMINARY PLAT
"ELIXIR REAL ESTATE, LLC SUBDIVISION"
 RE-SUBDIVISION OF PART OF BLOCK 10, SUNSET FIELDS SUBDIVISION NO. 2
 IN SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M.
 CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

OWNER / DEVELOPER

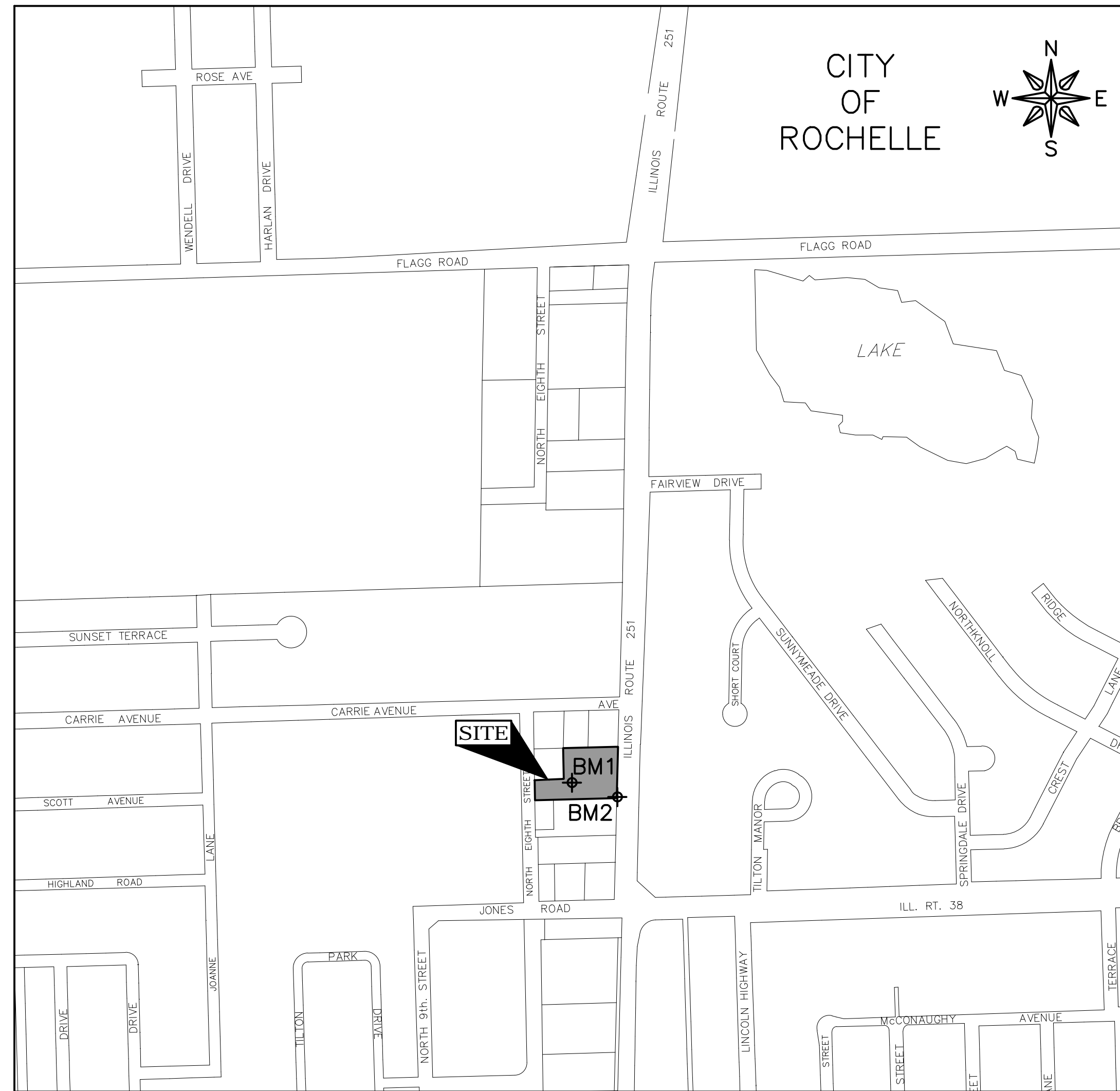
ELIXIR REAL ESTATE, LLC
 2995 BLANCHARD LANE
 WEST CHICAGO, IL 60185

SURVEYOR'S STATEMENT

I, Scott I. Immel, a Professional Land Surveyor in the State of Illinois, hereby state, at the Request of Tim Hayden, this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards for a Topographic Survey, and that the dimensions shown are given in feet and decimals of a foot upon said plat.

Signed this 2nd day of May, 2016.

 Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462



LOCATION MAP
 SCALE: 1"=400'

CURRENT ZONING: B2 COMMERCIAL
 INTENDED ZONING: B2 COMMERCIAL
 PURPOSE OF LAND: RETAIL STORE

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
 COUNTY OF OGLE)
 WE, THE UNDERSIGNED PLANNING COMMISSION OFFICERS OF THE PLANNING COMMISSION FOR THE CITY OF ROCHELLE, HEREBY CERTIFY APPROVAL OF THE PRELIMINARY PLAN OF AS SET FORTH ABOVE AND HEREON.
 WE HEREBY RECOMMEND TO THE CITY BOARD THAT SAID PRELIMINARY PLAN BE APPROVED.
 GIVEN UNDER OUR HANDS AND SEAL THIS _____ DAY OF _____, 20____ A.D.

(Seal)

SECRETARY

PRESIDENT

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS) SS
 COUNTY OF OGLE)
 NOW, THERE FORE IT BE RESOLVED BY THE CITY BOARD 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. THIS PRELIMINARY PLAT SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DESCRIBED DATE.
 PASSED THIS _____ DAY OF _____, 20____ A.D.

(Seal)

CITY CLERK

PRESIDENT

OWNER'S CERTIFICATE

I DO HEREBY ACKNOWLEDGE RESPONSIBILITY FOR THE INSTALLATION OF ALL ITEMS IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS AS SET FORTH.

 ELIXIR REAL ESTATE, LLC

DATUM INFORMATION
VERTICAL CONTROL: NAVD 88
HORIZONTAL CONTROL: NAD 83(11) (VRS OBSERVATIONS)
BENCHMARK INFORMATION
BM1 = CONTROL POINT REBAR (CPRB1) N 1920880.90, E 2595204.81, ELEV 806.00
BM2 = CONTROL POINT REBAR (CPRB2) N 1920822.81, E 2595388.67, ELEV 802.48

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
 IOWA
 WISCONSIN

OWNER/DEVELOPER:
 ELIXIR REAL ESTATE, LLC
 2995 BLANCHARD LANE
 WEST CHICAGO, IL 60185

PROJECT AND LOCATION:
 1140 NORTH 7TH STREET
 ROCHELLE, IL 61068

DRAWN BY: YJ
 APPROVED BY: SII
 DATE: 05/17/16
 SCALE: 1"=30'

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 PRELIMINARY PLAT

JOB NUMBER:
 16-383

SHEET NUMBER:
 1 of 2

PRELIMINARY PLAT

"ELIXIR REAL ESTATE, LLC SUBDIVISION"

RE-SUBDIVISION OF PART OF BLOCK 10, SUNSET FIELDS SUBDIVISION NO. 2

IN SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M.

CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

DESCRIPTION:

PARCEL 1
Part of Block 10 in Sunset Fields Subdivision No. 2, being a subdivision located in the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats page 27 as Document No. 407942, described as follows:

Commencing at the Southeast Corner of said Block 10; thence North 02 degrees 34 minutes 29 seconds East along the East Line of said Block 10 and westerly Right-of-way Line of Illinois Route 251, a distance of 150.00 feet to the Point of Beginning of the hereinafter described tract of land; thence North 90 degrees West, parallel with the South Line of said Block 10, a distance of 235.00 feet; thence North 02 degrees 34 minutes 29 seconds East, parallel with the East Line of Block 10, a distance of 57.00 feet; thence North 90 degrees East, parallel with the South Line of said Block 10, a distance of 235.00 feet to the East Line of Block 10 and Westerly Right-of-way of Illinois Route 251; thence South 02 degrees 34 minutes 29 seconds West along the East Line of said Block 10, a distance of 57.00 feet to the Point of Beginning, containing 0.31 acres more or less, all situated in the Township of Flagg, County of Ogle, and State of Illinois.

Subject to all recorded easements for underground and overhead utility facilities.

PARCEL 2
Part of Block 10 in Sunset Fields Subdivision No. 2, being a subdivision located in the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats page 27 as Document No. 407942, described as follows:

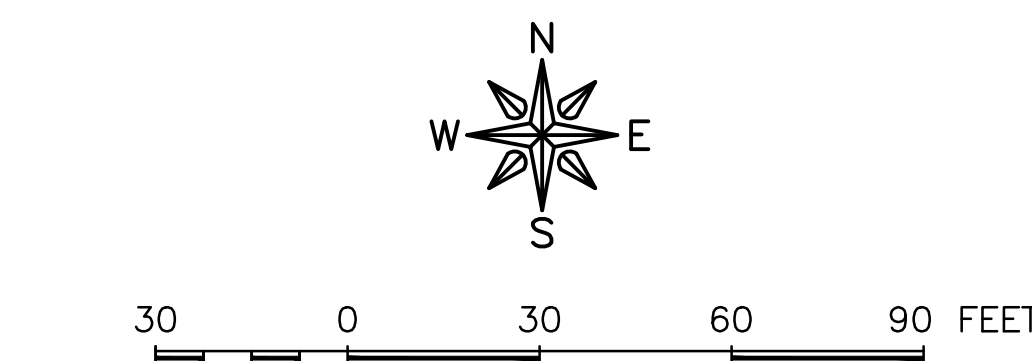
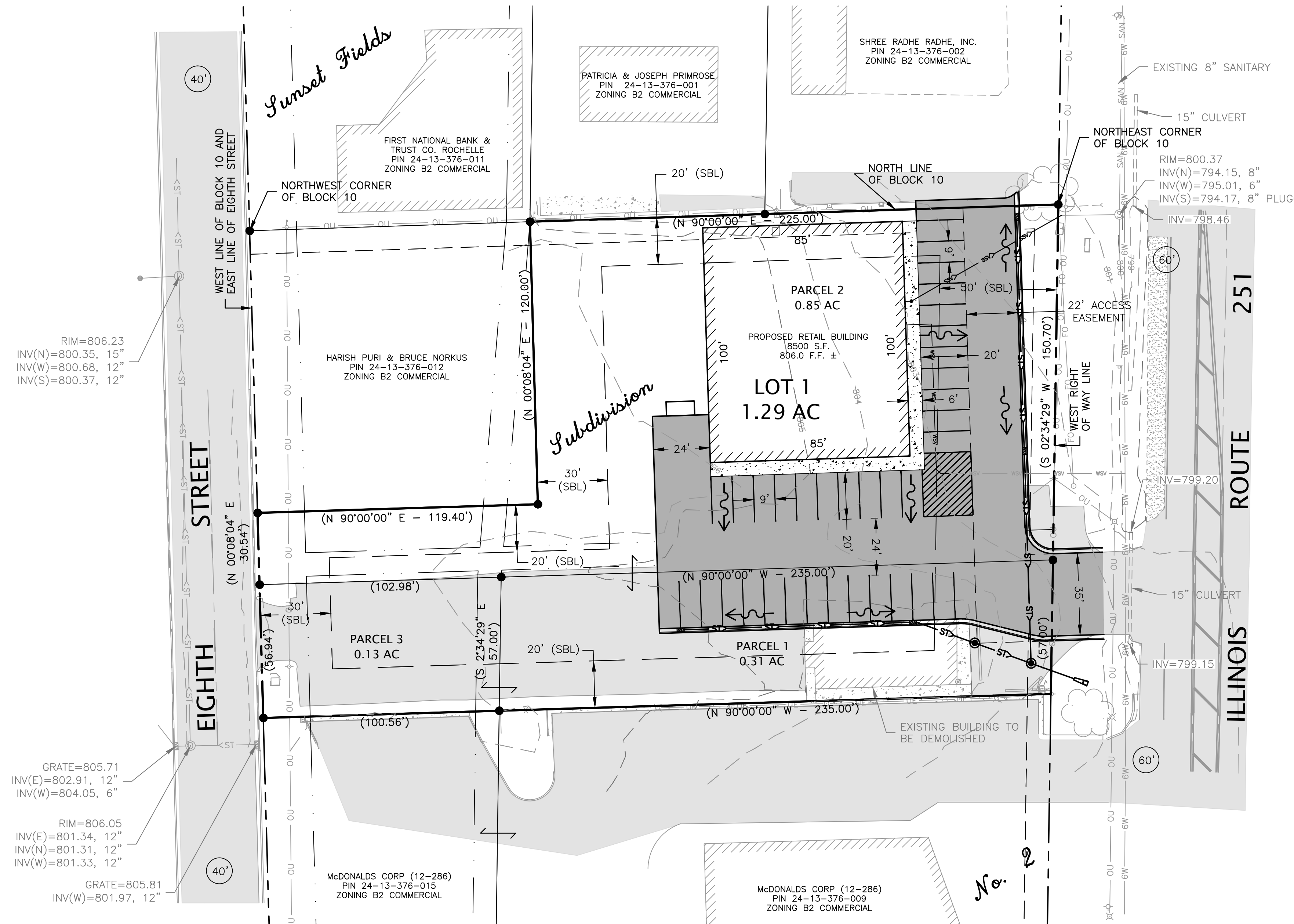
Commencing at the Southeast Corner of said Block 10; thence North 02 degrees 34 minutes 29 seconds East along the East Line of said Block 10 and Westerly Right-of-way Line of Illinois Route 251, a distance of 207.00 feet to the Point of Beginning of the hereinafter described tract of land; thence South 90 degrees West, parallel with the South Line of said Block 10, a distance of 337.98 feet to the East line of Eighth Street (West Line of Block 10); thence North 00 degrees 08 minutes 04 seconds East along the East Line of Eighth Street, a distance of 30.54 feet; thence North 90 degrees East, parallel with the South Line of said Block 10, a distance of 119.40 feet; thence North 00 degrees 08 minutes 04 seconds East, parallel with said East Line of Eighth Street, a distance of 120.00 feet to the North Line of said Block 10; thence North 90 degrees East along said North Line, a distance of 225.00 feet to the East Line of Block 10 and Westerly Right-of-way Line of Illinois Route 251; thence South 02 degrees 34 minutes 29 seconds West along said East Line of Block 10 and Westerly Right-of-way, a distance of 150.70 feet to the Point of Beginning, containing 0.85 acres more or less, all situated in the Township of Flagg, County of Ogle, and State of Illinois.

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PARCEL 3
Part of Block 10 in Sunset Fields Subdivision No. 2, being a subdivision located in the Southwest Quarter of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, according to the Plat thereof recorded in Book K of Plats page 27 as Document No. 407942, described as follows:

Commencing at the Southeast Corner of said Block 10; thence North 02 degrees 34 minutes 29 seconds East along the East Line of said Block 10 and Westerly Right-of-way Line of Illinois Route 251, a distance of 150.00 feet; thence North 90 degrees West, parallel with the South Line of said Block 10, a distance of 235.00 feet to the Point of beginning of the hereinafter described tract of land; thence continuing North 90 degrees West parallel with said South Line of Block 10, a distance of 100.56 feet to the East Line of Eighth Street (West Line of Block 10); thence North 00 degrees 08 minutes 04 seconds East along said East Line of Eighth Street, a distance of 56.94 feet; thence North 90 degrees East, parallel with said South Line of Block 10, a distance of 102.98 feet; thence South 02 degrees 34 minutes 29 seconds West, parallel with the East Line of Block 10, a distance of 57.00 feet to the Point of Beginning, containing 0.13 acres more or less, all situated in the Township of Flagg, County of Ogle, and State of Illinois.

Subject to all recorded easements for underground and overhead utility facilities.



LEGEND

- FOUND MONUMENT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- (40') RIGHT-OF-WAY DISTANCE
- SETBACK LINE (SBL)
- - - PROPOSED EASEMENT
- - - UTILITY EASEMENT LINE
- - - RECORD EASEMENT TO CITY
- EXISTING AGGREGATE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING BUILDING
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER SERVICE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- EXISTING BOX CULVERT
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING SIGN PYLON
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE WITH LIGHT
- EXISTING GAS METER
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING BOLLARD
- EXISTING SANITARY PIPE
- EXISTING FENCE LINE
- EXISTING WATER MAIN AND SIZE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND FIBER
- EXISTING CONTOUR LINE
- EXISTING BUSH

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