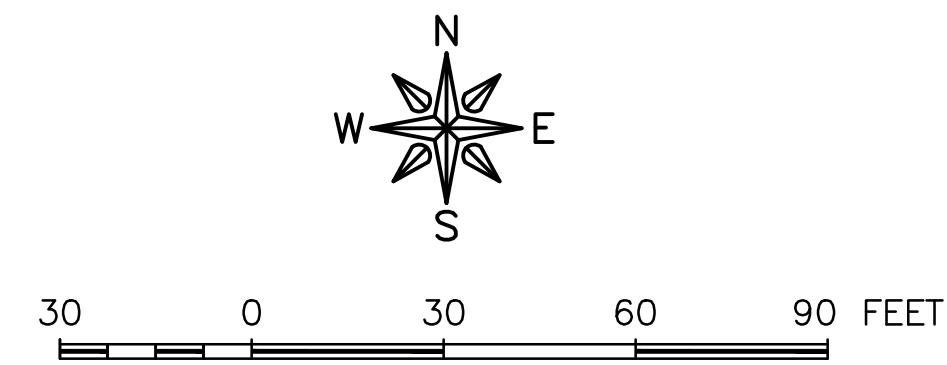


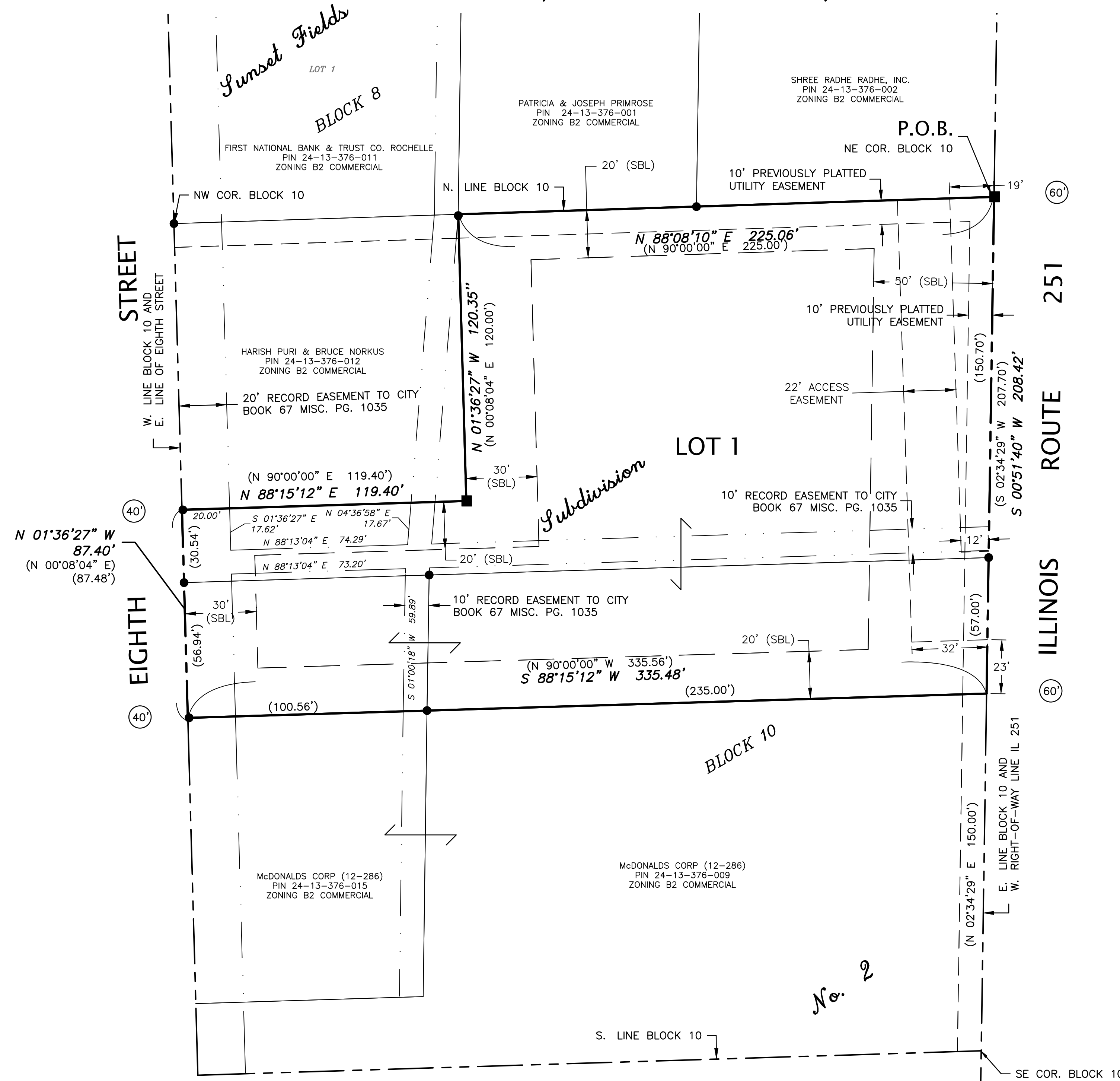
# FINAL PLAT

## "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



- LEGEND**
- FOUND MONUMENT
  - SET CONCRETE MONUMENT
  - PROPERTY LINE
  - - - RIGHT-OF-WAY LINE
  - (40) RIGHT-OF-WAY WIDTH
  - - - SETBACK LINE (SBL)
  - - - UTILITY EASEMENT LINE
  - - - RECORD EASEMENT TO CITY



**SURVEYOR'S CERTIFICATE**

This is to certify that I, Scott I. Immel, an Illinois Professional Land Surveyor, have surveyed the following described property:

Part of Block 10 in Sunset Fields Subdivision No. 2, being a subdivision located in the Southeast 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 on page 27, as Document No. 407942, described as follows: Beginning at the Northeast corner of said Block 10; thence South 00 degrees 51 minutes 40 seconds West (assumed bearing), on and along the Westerly right-of-way line of IL 251, a distance of 208.42 feet to a point 150.00 feet Northerly of the Southeast corner of said Block 10; thence South 88 degrees 15 minutes 12 seconds West, on and along a line parallel to the South line of said Block 10, a distance of 335.48 feet to the Easterly right-of-way line of Eighth Street; thence North 01 degrees 36 minutes 27 seconds West on and along last named right-of-way line, a distance of 87.40 feet; thence North 88 degrees 15 minutes 12 seconds East, on and along a line parallel to said South line of Block 10, a distance of 119.40 feet; thence North 01 degrees 36 minutes 27 seconds West on and along a line parallel to said Easterly right-of-way line of Eighth Street, a distance of 120.35 feet to a point on the North line of said Block 10; thence North 88 degrees 08 minutes 10 seconds East, on and along last named line, a distance of 225.06 feet to the Point of Beginning, containing 1.29 acres, more or less.

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) That this property covered by this plat or subdivision is within the corporate limits of the City of Rochelle.
- b) No 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 20th day of May, 2016



Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462  
Current expiration date: November 30, 2016

**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: TJL  
APPROVED BY: SII  
DATE: 05/20/16  
SCALE: 1"=30'

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
FINAL PLAT

JOB NUMBER:  
16-383

SHEET NUMBER:  
1 of 2

**FINAL 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'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, Scott I. Immel, 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:\_\_\_\_\_

**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:\_\_\_\_\_

**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 \_\_\_\_\_

**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 "ELIXIR REAL ESTATE, LLC SUBDIVISION", 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:)

**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 Elixir Real Estate, LLC Subdivision to the City of Rochelle as set forth above and hereon.

Given under our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
 President:

\_\_\_\_\_  
 Secretary:

**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:

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

Dated at \_\_\_\_\_, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
 City Engineer: (Seal)

\_\_\_\_\_  
 License Number:

**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 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

**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:\_\_\_\_\_

**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.



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: TJL  
 APPROVED BY: SII  
 DATE: 05/20/16  
 SCALE: NA

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
 FINAL PLAT -- SIGNATURES

JOB NUMBER:  
 16-383

SHEET NUMBER:  
 2 of 2