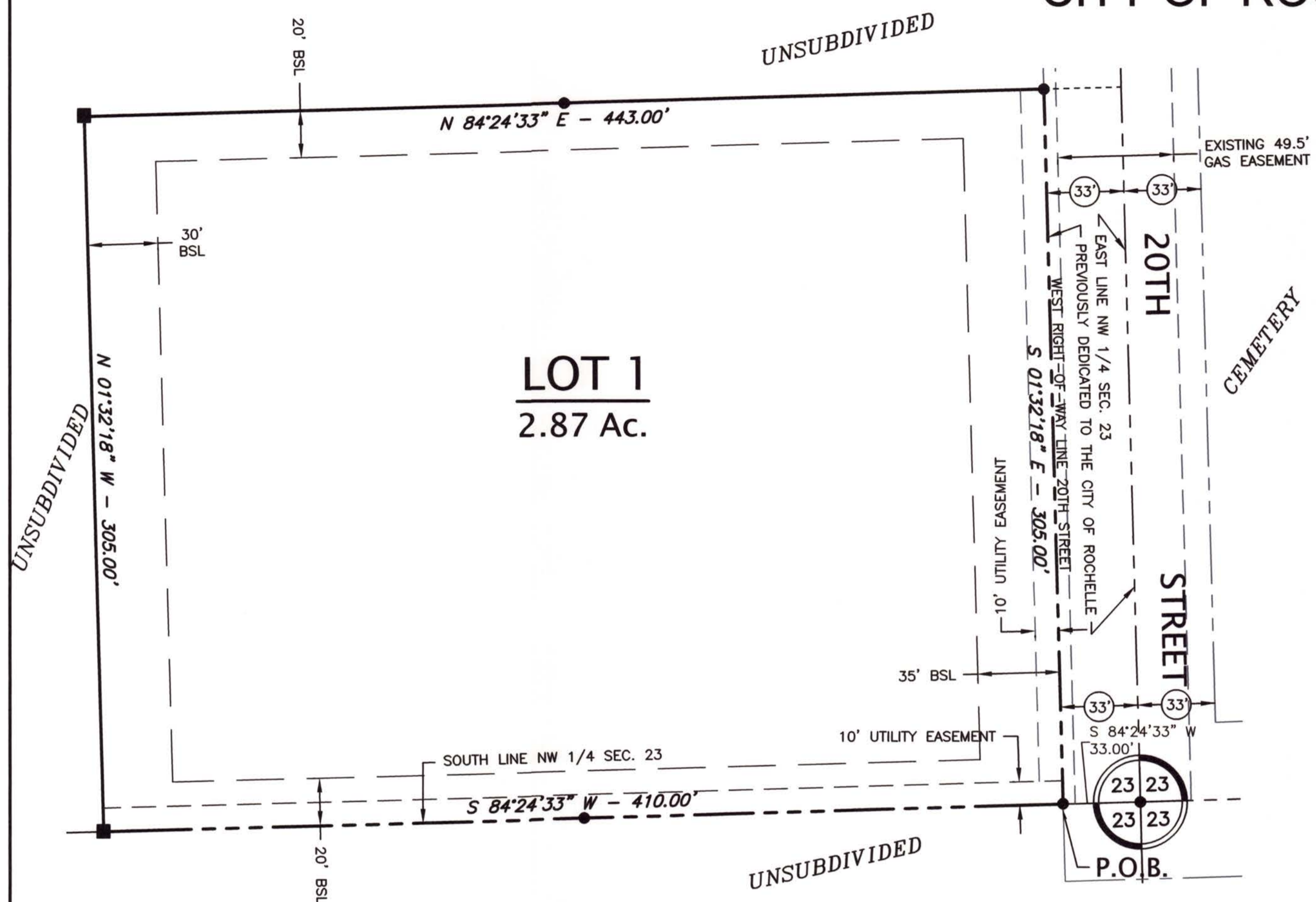


FINAL PLAT

"RE-SUBDIVISION OF HAYDEN ADDITION UNIT 1"

PART OF NW 1/4, SECTION 23, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M.
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



LOT 1
2.87 Ac.

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 the Northwest Quarter of Section 23, Township 40 North, Range 1 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the South line of said Northwest Quarter of Section 23 and the Westerly right-of-way line of Twentieth Street, said point being South 84 degrees 24 minutes 33 seconds West (assumed bearing) a distance of 33.00 feet from the Southeast corner of said Northwest Quarter of Section 23; thence South 84 degrees 24 minutes 33 seconds West on and along last named South line a distance of 410.00 feet; thence North 01 degrees 32 minutes 18 seconds West a distance of 305.00 feet; thence North 84 degrees 24 minutes 33 seconds East a distance of 410.00 feet to said Westerly right-of-way line of Twentieth Street; thence South 01 degrees 32 minutes 18 seconds East on and along last named line a distance of 305.00 feet to the Point of Beginning, containing 2.87 acres, more or less, all situated in the Township of Flagg, County of Ogle, 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) 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 2nd day of May, 2016

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



LEGEND

- FOUND MONUMENT
- SET CONCRETE MARKER
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK LINE
- - - SECTION LINE
- - - EASEMENT LINE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS)
COUNTY OF OGLE)

We, _____, Owners certify the lands hereon 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____.

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 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 Hayden Addition Unit 1 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 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: _____

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: _____



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 _____

(Seal) 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 "HAYDEN ADDITION UNIT 1", 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, deemed 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:
TIM HAYDEN
221 EAST HIGHWAY 38
ROCHELLE, ILLINOIS 61068

PROJECT AND LOCATION:
PART NW 1/4, SECTION 23, T40N,
R1E, 3RD P.M., OGLE COUNTY,
ILLINOIS

DRAWN BY: SII
APPROVED BY: SII
DATE: 05/06/2016
SCALE: 1" = 40'

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
FINAL PLAT

JOB NUMBER:
14-967D

SHEET NUMBER:
1 of 1