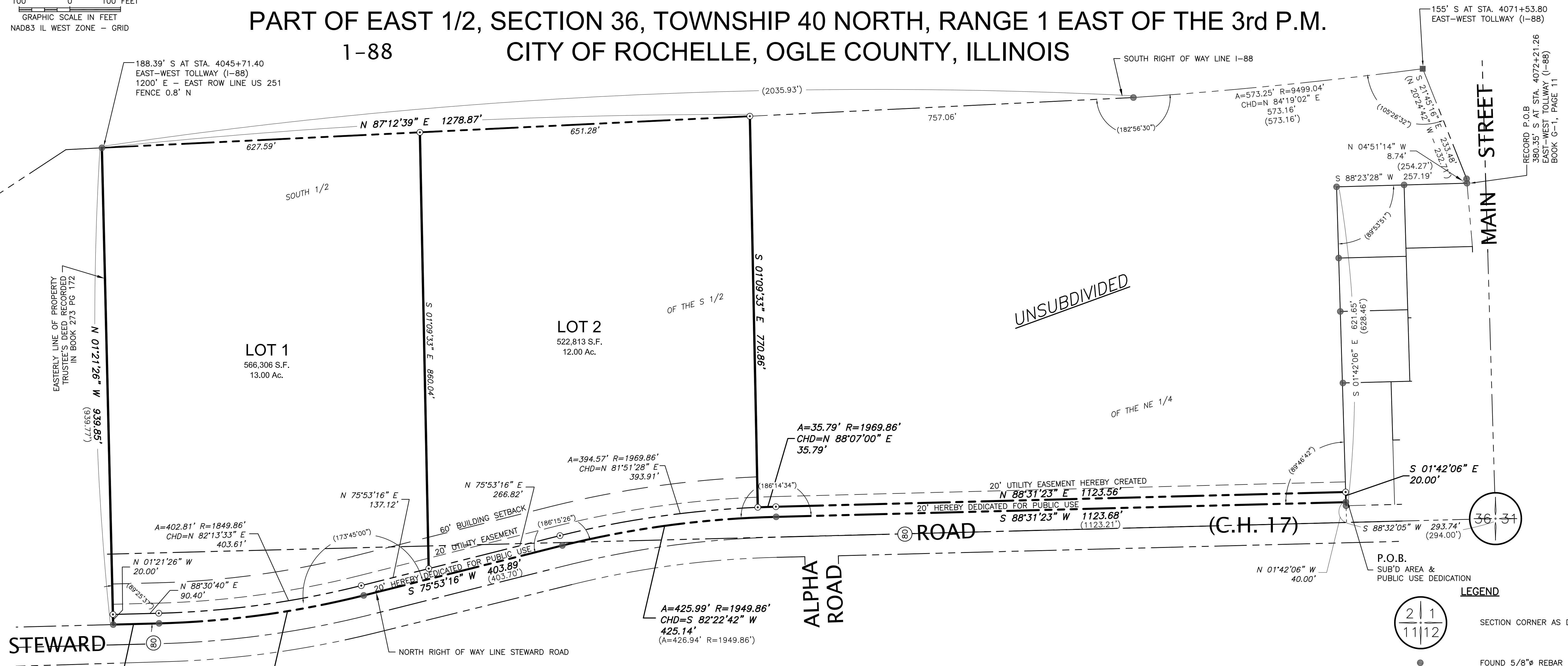


100 0 100 FEET  
GRAPHIC SCALE IN FEET  
NAD83 IL WEST ZONE - GRID

# FINAL PLAT "STEWARD ROAD COMMERCIAL DEVELOPMENT"

PART OF EAST 1/2, SECTION 36, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M.  
1-88  
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



### SURVEYOR'S CERTIFICATE


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

Part of the East Half of Section 36, Township 40 North, Range 1 East of the Third Principal Meridian, County of Ogle, State of Illinois, described as follows: Commencing at a point on the South line of the Northeast Quarter of said Section 36, said point being South 88 degrees 32 minutes 05 seconds West (assumed bearing) a distance of 293.74 feet from the Southeast corner of said Northeast Quarter of Section 36; thence North 01 degrees 42 minutes 06 seconds West, a distance of 40.00 feet to the Point of Beginning; thence South 88 degrees 31 minutes 23 seconds West a distance of 1123.68 feet; thence Westerly on a curved path concave to the South with an arc distance of 425.99 feet, a radius of 1949.86 feet, a chord bearing South 82 degrees 22 minutes 42 seconds West and a chord distance of 425.14 feet; thence South 75 degrees 53 minutes 16 seconds West a distance of 403.89 feet; thence Westerly on a curved path concave to the North with an arc distance of 407.97 feet, a radius 1869.86 feet, a chord bearing South 82 degrees 13 minutes 33 seconds West and a chord distance of 407.16 feet; thence South 88 degrees 30 minutes 40 seconds West a distance of 90.46 feet; thence North 01 degrees 09 minutes 33 seconds East a distance of 770.86 feet; thence Easterly a curved path concave to the South with an arc distance of 35.79 feet, a radius of 1969.86 feet, a chord bearing North 88 degrees 07 minutes 00 seconds East and a chord distance of 35.79 feet; thence North 88 degrees 31 minutes 23 seconds East a distance of 1123.56 feet; thence South 01 degrees 42 minutes 06 seconds East a distance of 20.00 feet to the Point of Beginning.

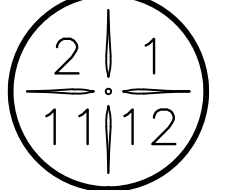



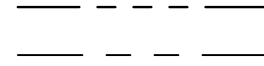
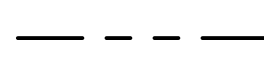
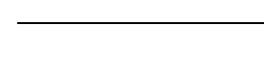



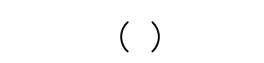



as shown by the attached plat, which is a correct representation of said survey and subdivision. All distances are given in feet and decimal parts thereof.

I further certify that the property covered by this plat of subdivision is either in or within a mile and a half of the corporate limits of the City of Rochelle; and that the property covered by this plat of subdivision is located within Zone X as indicated by FEMA FIRM Map 17141C0493E.

Signed this 24th day of October 2018

  
Illinois Professional Land Surveyor No. 35-3462  
Current expiration date: November 31, 2018



LEGEND	
	SECTION CORNER AS DESCRIBED
	FOUND 5/8"Ø REBAR
	FOUND ROW MARKER
	SET 5/8"Ø REBAR W/FG CAP
	SURVEY BOUNDARY
	SECTION LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	EXISTING CENTERLINE ROAD
	RIGHT-OF-WAY WIDTH
	PREVIOUSLY RECORDED AS

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

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

HUB CITY DEVELOPMENT JOB NUMBER:  
17-557

DATE: 10/24/2018 FIELD WORK COMPLETED: \_\_\_/\_\_\_/2018 SHEET NUMBER:  
FIELD: \_\_\_ DRAWN: T.J.L. QA/QC: S.H. 1 of 2

# FINAL PLAT "STEWARD ROAD COMMERCIAL DEVELOPMENT"

## PART OF EAST 1/2, SECTION 36, 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 and those described as follows:

Part of the East Half of Section 36, Township 40 North, Range 1 East of the Third Principal Meridian, County of Ogle, State of Illinois, described as follows: Commencing at a point on the South line of the Northeast Quarter of said Section 36, said point being South 88 degrees 32 minutes 05 seconds West (assumed bearing) a distance of 293.74 feet from the Southeast corner of said Northeast Quarter of Section 36; thence North 01 degrees 42 minutes 06 seconds West, a distance of 40.00 feet to the Point of Beginning; thence South 88 degrees 31 minutes 23 seconds West a distance of 1123.68 feet; thence Westerly on a curved path concave to the South with an arc distance of 425.99 feet, a radius of 1949.86 feet, a chord bearing South 82 degrees 22 minutes 42 seconds West and a chord distance of 425.14 feet; thence South 75 degrees 53 minutes 16 seconds West and a chord distance of 403.89 feet; thence Westerly on a curved path concave to the North with an arc distance of 407.97 feet, a radius 1869.86 feet, a chord bearing South 82 degrees 13 minutes 33 seconds West and a chord distance of 407.16 feet; thence South 88 degrees 30 minutes 40 seconds West a distance of 90.46 feet; thence North 01 degrees 21 minutes 26 seconds West a distance of 20.00 feet; thence North 88 degrees 30 minutes 40 seconds East a distance of 90.40 feet; thence Easterly a curved path concave to the North with an arc distance of 402.81 feet, a radius of 1849.86 feet, a chord bearing North 82 degrees 13 minutes 33 seconds East and a chord distance of 403.61 feet; thence North 75 degrees 53 minutes 16 seconds East a distance of 403.94 feet; thence Easterly a curved path concave to the South with an arc distance of 430.36 feet, a radius of 1969.86 feet, a chord bearing North 82 degrees 22 minutes 42 seconds East and a chord distance of 429.50 feet; thence North 88 degrees 31 minutes 23 seconds East a distance of 1123.56 feet; thence South 01 degrees 42 minutes 06 seconds East a distance of 20.00 feet to the Point of Beginning.

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

of 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 \_\_\_\_\_

### 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 \_\_\_\_\_

### 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 "STEWARD ROAD COMMERCIAL DEVELOPMENT", 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)

### 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:

### 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 "STEWARD ROAD COMMERCIAL DEVELOPMENT" 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:

### 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

### 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 PROVISIONS

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.

<b>FEHR GRAHAM</b>		ILLINOIS IOWA WISCONSIN
ENGINEERING & ENVIRONMENTAL ILLINOIS DESIGN FIRM NO. 184-003525		
515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087		
<b>HUB CITY DEVELOPMENT</b>		JOB NUMBER: 17-557
DATE: 10/24/2018 FIELD WORK COMPLETED: ___/___/2018 FIELD: _____ DRAWN: TUL QA/QC: SII		SHEET NUMBER: 2 of 2