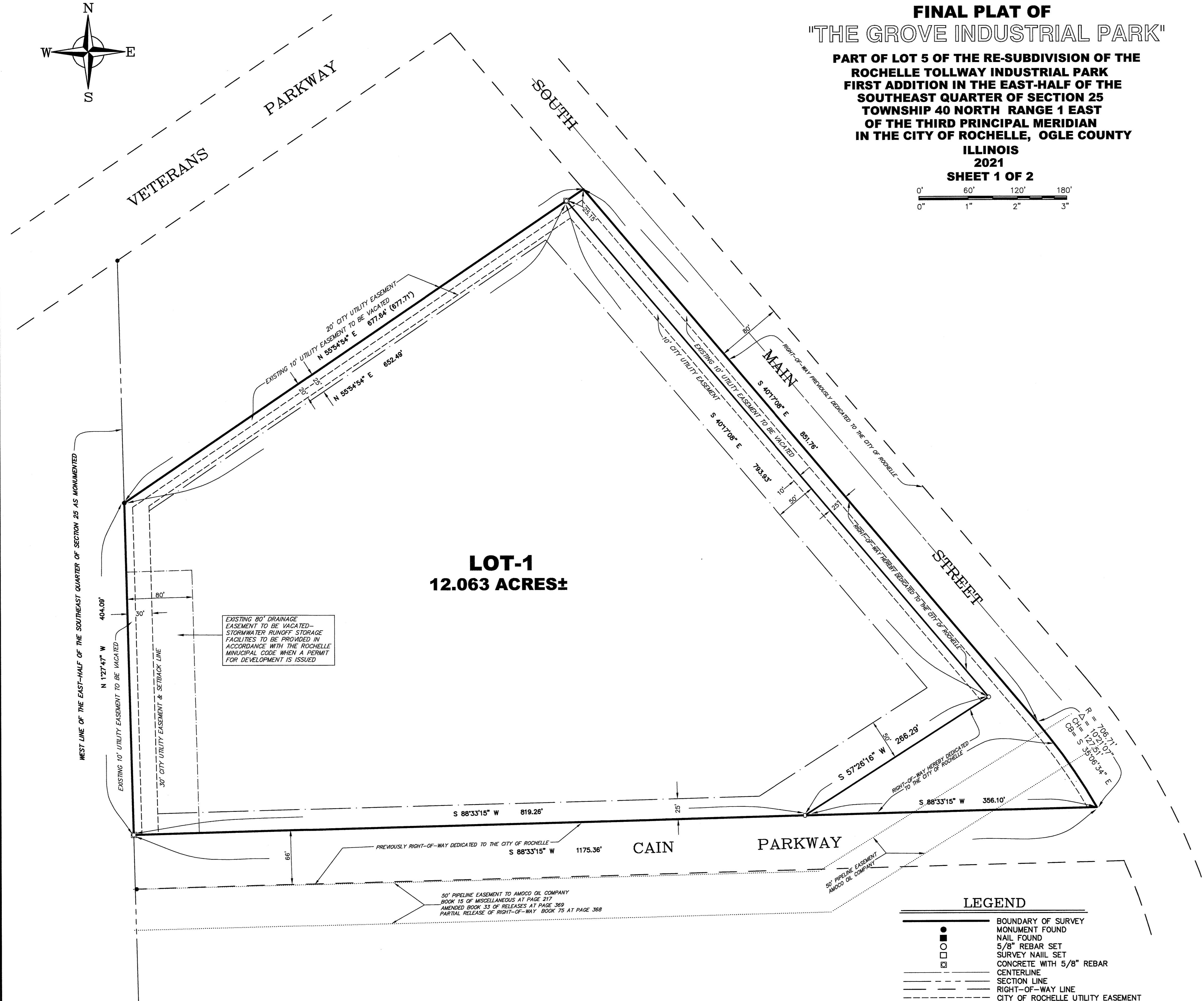
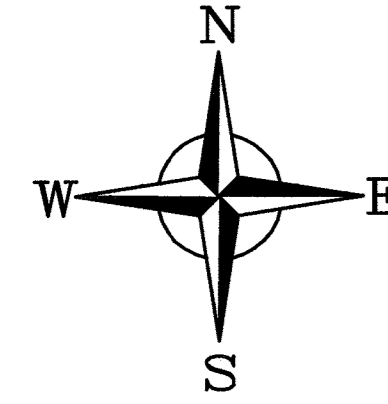
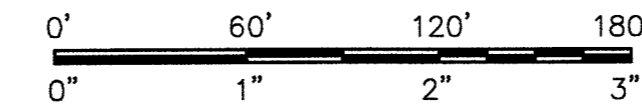


FINAL PLAT OF "THE GROVE INDUSTRIAL PARK"

**PART OF LOT 5 OF THE RE-SUBDIVISION OF THE
ROCHELLE TOLLWAY INDUSTRIAL PARK
FIRST ADDITION IN THE EAST-HALF OF THE
SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 40 NORTH RANGE 1 EAST
OF THE THIRD PRINCIPAL MERIDIAN
IN THE CITY OF ROCHELLE, OGLE COUNTY
ILLINOIS**

**2021
SHEET 1 OF 2**



**LOT-1
12.063 ACRES±**

EXISTING 80' DRAINAGE
EASEMENT TO BE VACATED—
STORMWATER RUNOFF STORAGE
FACILITIES TO BE PROVIDED IN
ACCORDANCE WITH THE ROCHELLE
MUNICIPAL CODE WHEN A PERMIT
FOR DEVELOPMENT IS ISSUED

LEGEND	
●	BOUNDARY OF SURVEY MONUMENT FOUND
○	5/8" REBAR SET
□	CONCRETE WITH 5/8" REBAR
—	CENTERLINE
---	SECTION LINE
- - - -	RIGHT-OF-WAY LINE
- · - · -	CITY OF ROCHELLE UTILITY EASEMENT
- · - · -	BUILDING SETBACK LINE

City Easement Provisions

Permanent exclusive easements are hereby reserved for and granted to the City of Rochelle (hereinafter the "Grantee"), and to its successors and assigns in upon, across, over, under and through the areas shown by dashed lines and labeled "City Easement" on this final plat of subdivision, or where otherwise noted in the legend, contained herein, for the purpose of installing, constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "City facilities" all of which include, but are not limited to, storm sewers, drainage ways, ditches, storm water detention and retention facilities, subsurface drainage systems, sanitary sewer mains, water mains, electric and communications conduits, cables and wires, street light poles, fixtures and foundations, metering facilities, concrete or asphalt sidewalks or multi-use paths and other appurtenances including any and all manholes, inlets, catch basins, pipes, end sections, utility boxes, connections and without limitation such other installations as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining the storm water detention/retention facilities shown hereon on the plat or construction plans and all maintenance or improvements shall be the responsibility of the Landowner or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on City Easement; No trees, shrubs shall be placed on said City Easement but the premises may be used for minor landscaping and other purposes, as approved by the Grantee, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said City Easement; and signs shall not be erected upon the City Easement. The right is also hereby granted to the Grantee to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "City facilities" in, upon, across, over, under and through said City Easement.

The Grantee shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

Notwithstanding the foregoing, the City acknowledges and agrees that landowner shall have the right to install and maintain pavement and drive aisles over and cross portions of the City Easement for access, ingress and egress to and from the property to public and private right-of-ways adjacent thereto, subject to the landowner's obligation to repair or replace any damages to such improvements caused by the City in the exercise of its rights hereunder.

Drainage Easement Provisions

Permanent exclusive easements are hereby reserved for and granted to the City of Rochelle, the owner of lot 2, (hereinafter the "Grantees"), and to their respective successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Drainage Easement" on this final plat of subdivision, or where otherwise noted in the legend, contained herein, for the purpose of installing, constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "storm water management facilities" all of which include, but are not limited to, storm sewers, drainage ways, ditches, storm water detention and retention facilities, subsurface drainage systems, and other appurtenances including any and all manholes, inlets, catch basins, pipes, end sections, utility boxes, connections and without limitation such other installations as the Grantees may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining the "storm water management facilities" shown hereon on the plat or construction plans and all maintenance or improvements shall be the responsibility of the Landowner or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on Drainage Easements; No trees, shrubs shall be placed on said Drainage Easements but the premises may be used for minor landscaping and other purposes, as approved by the Grantees, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said Drainage Easements; and fences and signs shall not be erected upon the Drainage Easements. The right is also hereby granted to the Grantees to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "storm water management facilities" in, upon, across, over, under and through said Drainage Easements.

The Grantees shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

SURVEY-TECH A DIVISION OF C.E.S. INC.		
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260 104A MAPLE COURT ROCHELLE, ILLINOIS 61068 (815)-562-8771 FAX: (815)-562-6555		
DATE: 1-18-2021	SCALE: 1" = 60'	DRAWN BY: DEW REVISED: 1-21-2021
CITY OF ROCHELLE		
FB: GPS ACAD: S33220	OGLE COUNTY	FILE NUMBER: S332-20

SHEET 1 OF 2