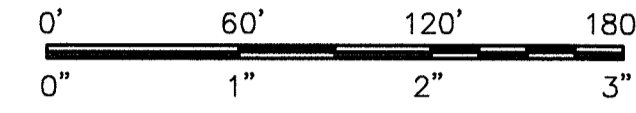


**PRELIMINARY PLAT - NOT FOR RECORD**  
**"THE GROVE INDUSTRIAL PARK"**

**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**



**LEGAL DESCRIPTION**

**OF PROPERTY DESCRIBED AS:** Lot 5, EXCEPT the South 66 feet thereof as shown on the Plat of Re-subdivision of the Rochelle Tollway Industrial Park and the Rochelle Tollway Industrial Park First Addition in part of the East-half of the Southeast Quarter of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian, as shown on the Plat thereof recorded December 17, 1980 in File A" of Plats at page 59, as Document No. 490720 in the Ogle County Recorder's Office, subject to all easement, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the County of Ogle and the State of Illinois.

**LOT-1  
 12.063 ACRES±**

**LEGEND**

●	BOUNDARY OF SURVEY
■	MONUMENT FOUND
○	NAIL FOUND
□	5/8" REBAR SET
⊠	SURVEY NAIL SET
⊞	CONCRETE WITH 5/8" REBAR
—	CENTERLINE
- - -	SECTION LINE
— · —	RIGHT-OF-WAY LINE
- - -	CITY OF ROCHELLE UTILITY EASEMENT
- · -	BUILDING SETBACK LINE
W	WATERMAIN
SS	SANITARY SEWER
⊙	SANITARY MANHOLE

**TOTAL AREA = 13.148 ACRES±**  
**AREA IN NEW R.O.W. = 1.083 ACRES±**  
**NET ACRES - LOT-1 = 12.063 ACRES±**

<b>SURVEY-TECH</b> 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
<b>CITY OF ROCHELLE</b>		
FB: GPS ACAD: S33220	OGLE COUNTY	FILE NUMBER: S332-20

