

**ORDINANCE NO \_\_\_\_\_**

**Date Passed: June 13, 2011**

**AN ORDINANCE  
APPROVING THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR  
PROLOGIS PARK ROCHELLE UNIT THREE**

**WHEREAS**, pursuant to the City of Rochelle Zoning Ordinance, Prologis has initiated a petition to divide land legally described in Exhibit "A" into a subdivision based on the proposed Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" known as the Prologis Park Rochelle Unit Three; and,

**WHEREAS**, the petition for the Preliminary Plat and Final Plat were reviewed by the Planning and Zoning Commission at their meeting of June 6, 2011 and the Planning and Zoning Commission, by a vote of 7-0, recommended that Council consider approving the Preliminary and Final Plat of Subdivision for Prologis Park Rochelle Unit Three; and,

**NOW THEREFORE BE IT ORDAINED** by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. That Preliminary Plat, Exhibit "B", and Final Plat, Exhibit "C" for the Prologis Park Rochelle Unit Three is hereby approved subject to any needed changes noted by staff prior to the recording of the Final Plat.

Section 2. All other provisions of the Rochelle Zoning, Subdivision and Storm Water Management Ordinances and its subsequent amendments shall remain in full force and effect.

Section 3. This ordinance shall become effective after its passage, approval and publication as provided by law and shall modify any inconsistent provisions in the municipal code prior to this date.

PASSED AND APPROVED this 13 day of June, 2011.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attested: \_\_\_\_\_  
City Clerk

Exhibit "A"

LEGAL DISCRPTION

PARCEL 1:

LOT 1 IN LOGISTICENTER UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 32 AND PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT NUMBER 0402791, IN OGLE COUNTY, ILLINOIS;

EXCEPT THAT PART OF SAID LOT 1 CONVEYED TO THE CITY OF ROCHELLE BY QUITCLAIM DEED RECORDED NOVEMBER 4, 2005 AS DOCUMENT 0512152, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE THE FOLLOWING 3 COURSES ALONG THE WEST LINE OF SAID LOT 1, SAID WEST LINE ALSO BEING THE EAST LINE OF CARON ROAD: 1) NORTH 36 DEGREES 27 MINUTES 04 SECONDS WEST, 22.27 FEET; 2) THENCE NORTH 16 DEGREES 54 MINUTES 57 SECONDS WEST, 46.65 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHERLY 85.16 FEET ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 13,128.15 FEET; THENCE SOUTH 21 DEGREES 46 MINUTES 46 SECONDS EAST, 121.20 FEET; THENCE SOUTH 45 DEGREES 12 MINUTES 21 SECONDS EAST, 43.53 FEET TO THE SOUTH LINE OF SAID LOT 1, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF STEWARD ROAD; THENCE SOUTH 88 DEGREES 17 MINUTES 10 SECONDS WEST, ALONG SAID SOUTH LINE, 24.02 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE COUNTY OF OGLE, STATE OF ILLINOIS BY QUITCLAIM DEED RECORDED ON AUGUST 26, 2008 AS DOCUMENT NUMBER 200800808101, IN THE COUNTY OF OGLE, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL NO. 006/2

PART OF LOT 1 AS DESIGNATED UPON THE PLAT OF LOGISTICENTER UNIT 1 SUBDIVISION WHICH WAS RECORDED MARCH 15, 2004 AS DOCUMENT NUMBER 0402791, IN THE RECORDER'S OFFICE OF OGLE COUNTY, STATE OF ILLINOIS , AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32 AND THE NORTHEAST QUARTER OF SECTION 31, ALL SITUATED IN TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, OGLE COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE RUNNING NORTH 01 DEGREES 26 MINUTES 55 SECONDS WEST (ASSUMED BEARING FOR DESCRIPTION PURPOSES ONLY), A DISTANCE OF 40.00 FEET ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, TO THE NORTH RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED COUNTY HIGHWAY 17 (STEWARD ROAD) AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM THE POINT OF BEGINNING THENCE RUNNING SOUTH 88 DEGREES 17 MINUTES 10 SECONDS WEST, A DISTANCE OF 839.77 FEET ON SAID RIGHT OF WAY LINE; THENCE NORTH 45 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 43.53 FEET ON SAID RIGHT OF WAY LINE, TO THE EASTERLY RIGHT OF WAY LINE OF A 50 FOOT WIDE RIGHT OF WAY DEDICATION TO THE CITY OF ROCHELLE FROM DP INDUSTRIAL, LLC BY QUITCLAIM DEED RECORDED ON NOVEMBER 20, 2003 AS DOCUMENT NUMBER 0320606 IN THE RECORDER'S OFFICE OF OGLE

COUNTY; THENCE NORTH 21 DEGREES 46 MINUTES 46 SECONDS WEST, A DISTANCE OF 40.90 FEET ON SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 88 DEGREES 17 MINUTES 10 SECONDS EAST. A DISTANCE OF 327.42 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES 06 SECONDS EAST, DISTANCE OF 702.46 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 24 SECONDS EAST, A DISTANCE OF 424.61 FEET, TO THE EAST LINE OF SAID LOT 1 OF LOGISTICENTER UNIT 1 SUBDIVISION; THENCE SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, A DISTANCE OF 15.59 FEET ON THE EAST LINE OF SAID LOT 1, TO THE NORTH RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED COUNTY HIGHWAY 17 (STEWART ROAD); THENCE SOUTH 88 DEGREES 33 MINUTES 11 SECONDS WEST, A DISTANCE OF 568.20 FEET ON SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING, CONTAINING 1.327 ACRES, MORE OR LESS.

PARCEL 2:

OUTLOT A IN LOGISTICENTER UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 32 AND PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT NUMBER 0402791, IN OGLE COUNTY, ILLINOIS;

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN OGLE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF A PARCEL OF LAND, DESIGNATED AS PARCEL NO. 007/2, CONVEYED TO THE COUNTY OF OGLE, STATE OF ILLINOIS BY QUITCLAIM DEED RECORDED AS DOCUMENT NUMBER 200800808101 WITH THE EAST LINE OF LOT 1 IN LOGISTICENTER UNIT 1, RECORDED AS DOCUMENT NUMBER 0402791; THENCE NORTH 00 DEGREES 30 MINUTES 38 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 943.24 FEET TO THE SOUTH MOST NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 29 MINUTES 22 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH MOST NORTH LINE OF SAID LOT 1, A DISTANCE OF 97.29 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, A DISTANCE OF 15.66 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 205.82 FEET AND A CHORD THAT BEARS SOUTH 05 DEGREES 15 MINUTES 29 SECONDS WEST, A DISTANCE OF 139.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.08 FEET AND A CHORD THAT BEARS SOUTH 39 DEGREES 44 MINUTES 31 SECONDS EAST, A DISTANCE OF 37.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, A DISTANCE OF 723.59 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 08 SECONDS WEST, A DISTANCE OF 71.43 FEET TO SAID NORTH LINE OF A PARCEL OF LAND, DESIGNATED AS PARCEL NO. 007/2; THENCE SOUTH 88 DEGREES 35 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 35.26 FEET TO SAID POINT OF BEGINNING.