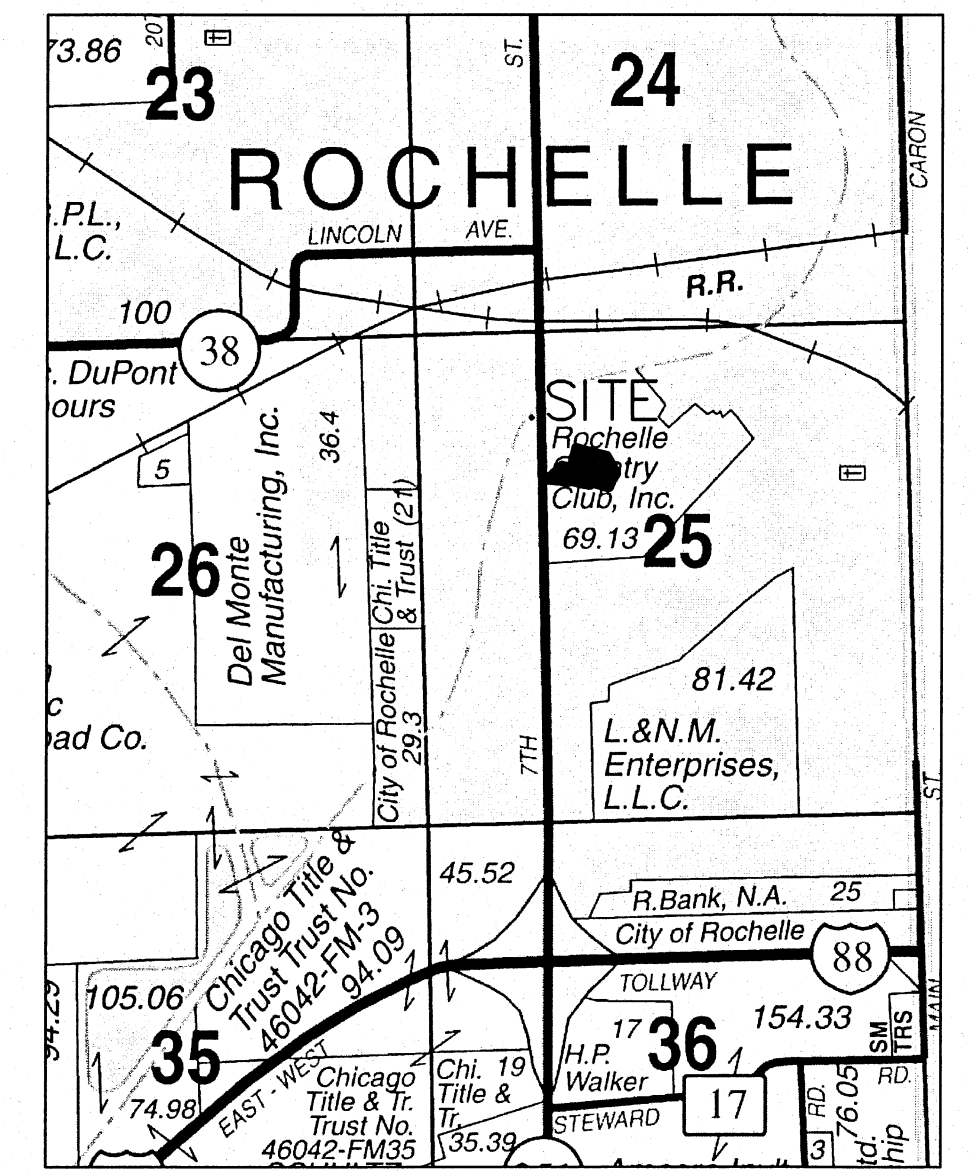
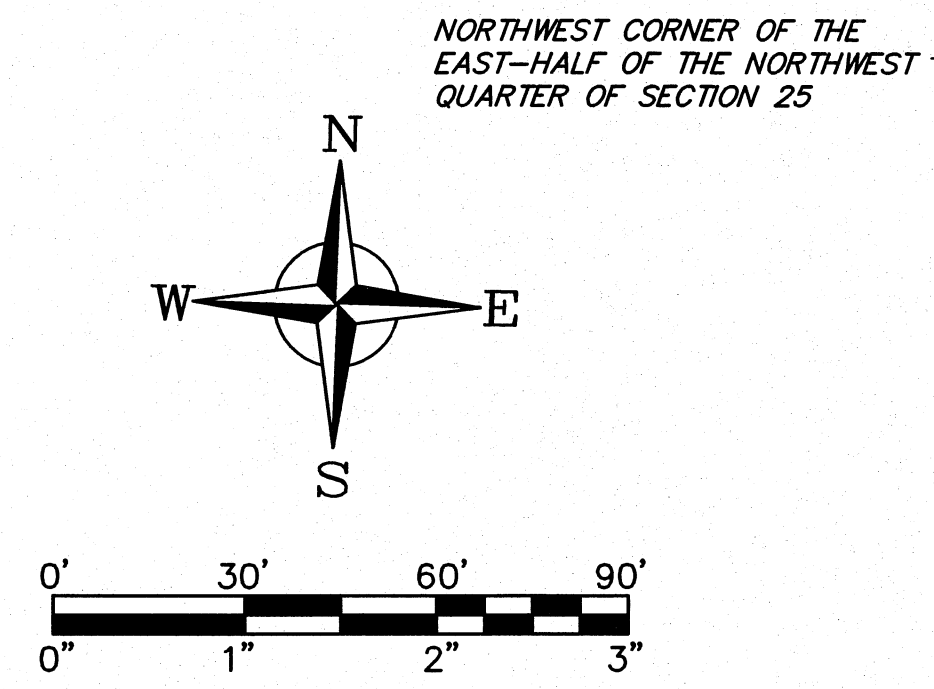


PRELIMINARY PLAT - NOT FOR RECORD
"ON PAR SUBDIVISION"
A SUBDIVISION IN PART OF THE EAST-HALF
OF THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 40 NORTH RANGE 1 EAST
OF THE THIRD PRINCIPAL MERIDIAN
IN THE CITY OF ROCHELLE
AND THE STATE OF ILLINOIS
MAY 2016

LEGAL DESCRIPTION

OF PROPERTY DESCRIBED AS: Part of the East-half of the Northwest Quarter of Section 25, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the Northwest Corner of the East-half of the Northwest Quarter of said Section 25; thence South 1 degree 41 minutes 45 seconds East along the West Line of said East-half, a distance of 1658.88 feet; thence South 87 degrees 03 minutes 10 seconds East, a distance of 40.13 feet to a point on the Easterly Right-of-Way Line of a public road designated Illinois Route 251, said point being the Point of Beginning of the hereinafter described tract of land; thence continuing South 87 degrees 03 minutes 10 seconds East, a distance of 183.23 feet; thence South 78 degrees 03 minutes 39 seconds East, a distance of 105.01 feet; thence North 14 degrees 39 minutes 35 seconds East, a distance of 16.76 feet; thence South 74 degrees 44 minutes 06 seconds East, a distance of 120.00 feet; thence North 27 degrees 05 minutes 46 seconds East, a distance of 104.81 feet; thence North 29 degrees 46 minutes 37 seconds West, a distance of 127.34 feet; thence North 75 degrees 38 minutes 47 seconds West, a distance of 198.01 feet; thence South 38 degrees 25 minutes 28 seconds West, a distance of 143.37 feet; thence South 47 degrees 22 minutes 09 seconds West, a distance of 115.65; thence South 88 degrees 18 minutes 11 seconds West, a distance of 24.66 feet to the Easterly Right-of-Way Line of said Illinois Route 251; thence South 1 degree 41 minutes 45 seconds East along said Right-of-Way Line, a distance of 15.03 feet to the Point of Beginning, containing 1.524 acres, more or less, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the Township of Flagg, the County of Ogle, and the State of Illinois.



7TH STREET
ROUTE 251
SOUTH ILLINOIS

WEST LINE OF THE EAST-HALF OF THE NORTHWEST QUARTER
 S 1°41'45" E 1658.88'

EASTERLY RIGHT-OF-WAY LINE ILLINOIS ROUTE 251

ILLINOIS

CITY OF ROCHELLE
 FLAGG PARK DISTRICT
 ZONED - R-1
 PARCEL #24-25-176-008
 USE: GOLF COURSE

LOT 1
1.433 ACRE±

CITY OF ROCHELLE
 FLAGG PARK DISTRICT
 ZONED - R-1
 PARCEL #24-25-176-007
 USE: PARKING LOT-RESTAURANT

CITY OF ROCHELLE
 FLAGG PARK DISTRICT
 ZONED - R-1
 PARCEL #24-25-176-008
 USE: GOLF COURSE

LEGEND

- BOUNDARY OF PROPERTY
- - - SECTION LINE
- x x x x FENCE LINE
- - - ROAD RIGHT-OF-WAY LINE
- - - BUILDING SETBACK LINE
- - - SHARED USE PATH EASEMENT
- - - FLOWLINE OF DITCH
- - - ROAD CENTERLINE
- - - WATERMAIN
- - - GAS LINE
- - - TELEPHONE LINE
- - - OVERHEAD ELECTRIC LINE
- - - SANITARY SEWER
- - - STORM SEWER
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- TELEPHONE RISER BOX
- POWER POLE
- POWER POLE WITH GUY
- POWER POLE WITH LIGHT
- STREET LIGHT
- LANDSCAPE/SIGN LIGHT
- FOUND RAILROAD SPIKE
- FOUND MONUMENT
- SET 5/8" STEEL ROD
- SET RAILROAD SPIKE
- SET P-K NAIL
- (0.00') DEEDED / PLATTED DISTANCE
- A/M AS MEASURED
- DECIDUOUS TREES
- EVERGREEN TREE
- - - CROSS-ACCESS EASEMENT

SURVEY-TECH		
A DIVISION OF C.E.S., INC.		
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260		
P.O. BOX 634 ROCHELLE, ILLINOIS 61068		
(815)-562-8771 FAX: (815)-562-6555		
DATE: 5-05-2016	SCALE: 1" = 30'	DRAWN BY: DEW
		REVISED:
CITY OF ROCHELLE		
FLAGG-ROCHELLE PARK DISTRICT		
OGLE COUNTY	FILE NUMBER:	
ACAD: S16215-GOLF-GPS-5-05-16	S162-15	