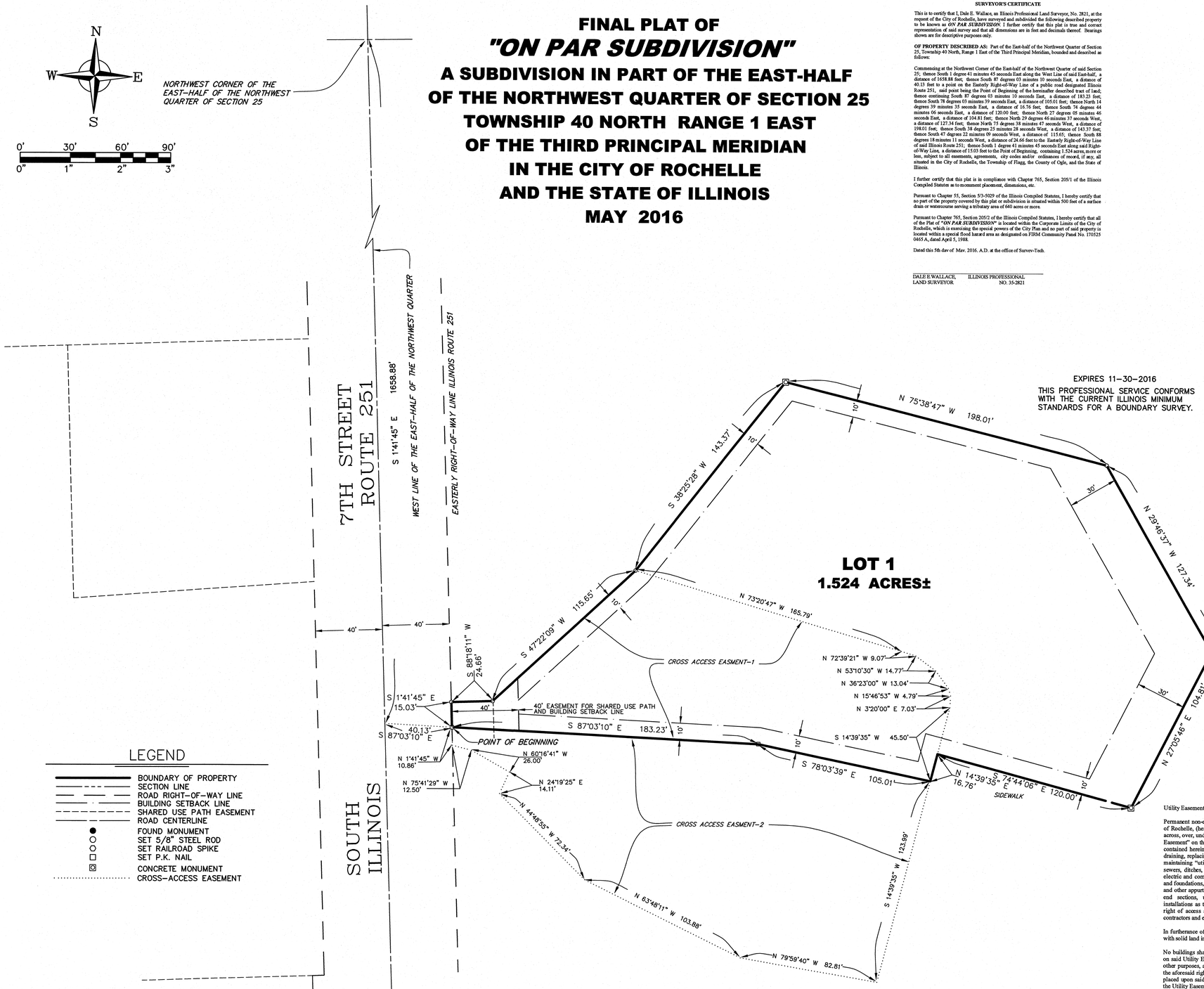
FINAL PLAT OF
"ON PAR SUBDIVISION"
A SUBDIVISION IN PART OF THE EAST-HALF OF THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 40 NORTH RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF ROCHELLE AND THE STATE OF ILLINOIS
MAY 2016



LEGEND

- BOUNDARY OF PROPERTY
- SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- SHARED USE PATH EASEMENT
- ROAD CENTERLINE
- FOUND MONUMENT
- SET 5/8" STEEL ROD
- SET RAILROAD SPIKE
- SET P.K. NAIL
- CONCRETE MONUMENT
- CROSS-ACCESS EASEMENT

EXPIRES 11-30-2016

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE

This is to certify that I, Dale E. Wallace, an Illinois Professional Land Surveyor, No. 2821, at the request of the City of Rochelle, have surveyed and subdivided the following described property to be known as *ON PAR SUBDIVISION*. I further certify that this plat is true and correct representation of said survey and that all dimensions are in feet and decimals thereof. Bearings shown are for descriptive purposes only.

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.

I further certify that this plat is in compliance with Chapter 765, Section 205/1 of the Illinois Compiled Statutes as to monument placement, dimensions, etc.

Pursuant to Chapter 55, Section 5/3-5029 of the Illinois Compiled Statutes, I hereby certify that no part of the property covered by this plat or subdivision is situated within 500 feet of a surface drain or watercourse serving a tributary area of 640 acres or more.

Pursuant to Chapter 765, Section 205/2 of the Illinois Compiled Statutes, I hereby certify that all of the Plat of *"ON PAR SUBDIVISION"* is located within the Corporate Limits of the City of Rochelle, which is exercising the special powers of the City Plan and no part of said property is located within a special flood hazard area as designated on FIRM Community Panel No. 170525 0465 A, dated April 5, 1988.

Dated this 5th day of May. 2016. A.D. at the office of Survey-Tech.

DALE E WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2821

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
CITY OF ROCHELLE)

The City of Rochelle, Owner of the land represented on the plat hereon, do certify that the said pla was prepared at our request and under our direction by, Dale E. Wallace, Illinois Professional Lan Surveyor for the firm of Survey-Tech. After the said surveyor duly surveyed said lands, substantia iron pins or concrete monuments as shown hereon marked the corners of lots. The parts of the said lands described as streets are hereby dedicated to the State of Illinois, 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.

Dated this___day of _____ 2016.

BY: City of Rochelle

_____ _____
Mayor City Clerk

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a notary public, in and for said County, in the state aforesaid, a notary public, do hereby and certify that the City of Rochelle, Mayor and City Clerk of the above described land, personally known me to be the same person whose name is subscribe to the foregoing instrument as such owners, appeared before me this day in person an acknowledged that he signed and delivered the annexed plat as his own free and voluntary act fo the uses and purposes therein and set forth.

Given under my hand and Notarial Seal this___ day of _____ 2016, a _____, Illinois.

_____
Notary Public

_____
My Commission Expires On

SCHOOL DISTRICT CERTIFICATE

This is to certify to the best of our knowledge, the City of Rochelle, as Owners of the property herein described in the Surveyor's Certificate, which will be known as ON PAR SUBDIVISION, i located within the boundaries of Rochelle Community Consolidated District No. 231 and Rochelle Township High School District No. 212 in Ogle County, Illinois.

Dated this ___ day of _____, 2016 A.D.

BY: City of Rochelle

_____ _____
Mayor City Clerk

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
CITY OF ROCHELLE)

The Flagg Rochelle Park District, Owner of the land represented on the plat hereon, do certify tha the said plat was prepared at our request and under our direction by, Dale E. Wallace, Illinois Professional Land Surveyor for the firm of Survey-Tech. After the said surveyor duly surveye said lands, substantial iron pins or concrete monuments as shown hereon marked the corners o lots. The parts of the said lands described as streets are hereby dedicated to the State of Illinois, fo use as streets by the public in accordance with the laws of the State of Illinois, governing an controlling the dedication of and uses of ordinance adopted by the City of Rochelle, State o Illinois.

Dated this___day of _____ 2016.

BY: City of Rochelle

_____ _____
Chairman Secretary

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, a Notary Public in and for the said County in the State aforesaid DO HEREBY CERTIFY THAT The Flagg Rochelle Park District, Chairman and Secretary, whose name is subscribed to the foregoing instrument, acknowledged that he signed and delivered the foregoing instrument as _____ of said subdivision, as his free an voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2016, A.D.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

SCHOOL DISTRICT CERTIFICATE

This is to certify to the best of our knowledge, the Flagg Rochelle Park District, as Owner of th property herein described in the Surveyor's Certificate, which will be known as ON PAI SUBDIVISION, is located within the boundaries of Rochelle Community Consolidated Distric No. 231 and Rochelle Township High School District No. 212 in Ogle County, Illinois.

Dated this ___ day of _____, 2016 A.D.

BY: City of Rochelle

_____ _____
Chairman Secretary

Utility Easement Provisions

Permanent non-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 "Utility 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 "utility facilities" all of which include, but are not limited to, storm sewers, ditches, 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 or appropriate, 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.

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

No buildings shall be placed on Utility Easements; No trees, shrubs shall be placed on said Utility Easements 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 Utility Easements; and fences and signs shall not be erected upon the Utility Easements. 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 "utility facilities" in, upon, across, over, under and through said Utility Easements.

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.

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Pursuant to Chapter 109, Section 2, Paragraph 2 of the Illinois Statutes; We hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by th 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 wate 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 adjoining property because of the construction of th subdivision.

Dated this___day of _____2016.

_____
Illinois
Professional Engineer No. 62-_____

BY: _____

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

We, the undersigned members of the Planning Commission for the City of Rochelle, hereby approve the Plat of **ON PAR SUBDIVISION** to the City of Rochelle as set forth above an hereon.

Given under our hands and seals this ___ day of _____2016.

_____
President

_____
Secretary

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

I, _____, do hereby certify that the required improvements have been installed, or 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_____2016.
(Seal)

_____
Samuel C. Tearem, City Engineer

_____
License Number

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

WHEREAS, The City of Rochelle and the Flagg Rochelle Park District, 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 pla hereon be accepted and approved subject to the provisions of all applicable Ordinances of the City of Rochelle.

Passed this___day of _____2016.

_____
Bruce McKinney, City Clerk

_____
Chet Olson, 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 sale 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 2016.
(Seal)

_____
County Clerk

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)

Filed for record this___day of _____, 2016 at ___o'clock in Book_____ of Plats Page_____ and examined. Microfilm Number_____, Document Number_____.

_____
County Recorder:

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