

PRELIMINARY PLAT
"RE-SUBDIVISION OF HAYDEN ADDITION UNIT 1"
 PART OF NW 1/4, SECTION 23, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M.
 CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

OWNER / DEVELOPER

TIM HAYDEN
 221 EAST HIGHWAY 38
 ROCHELLE, ILLINOIS

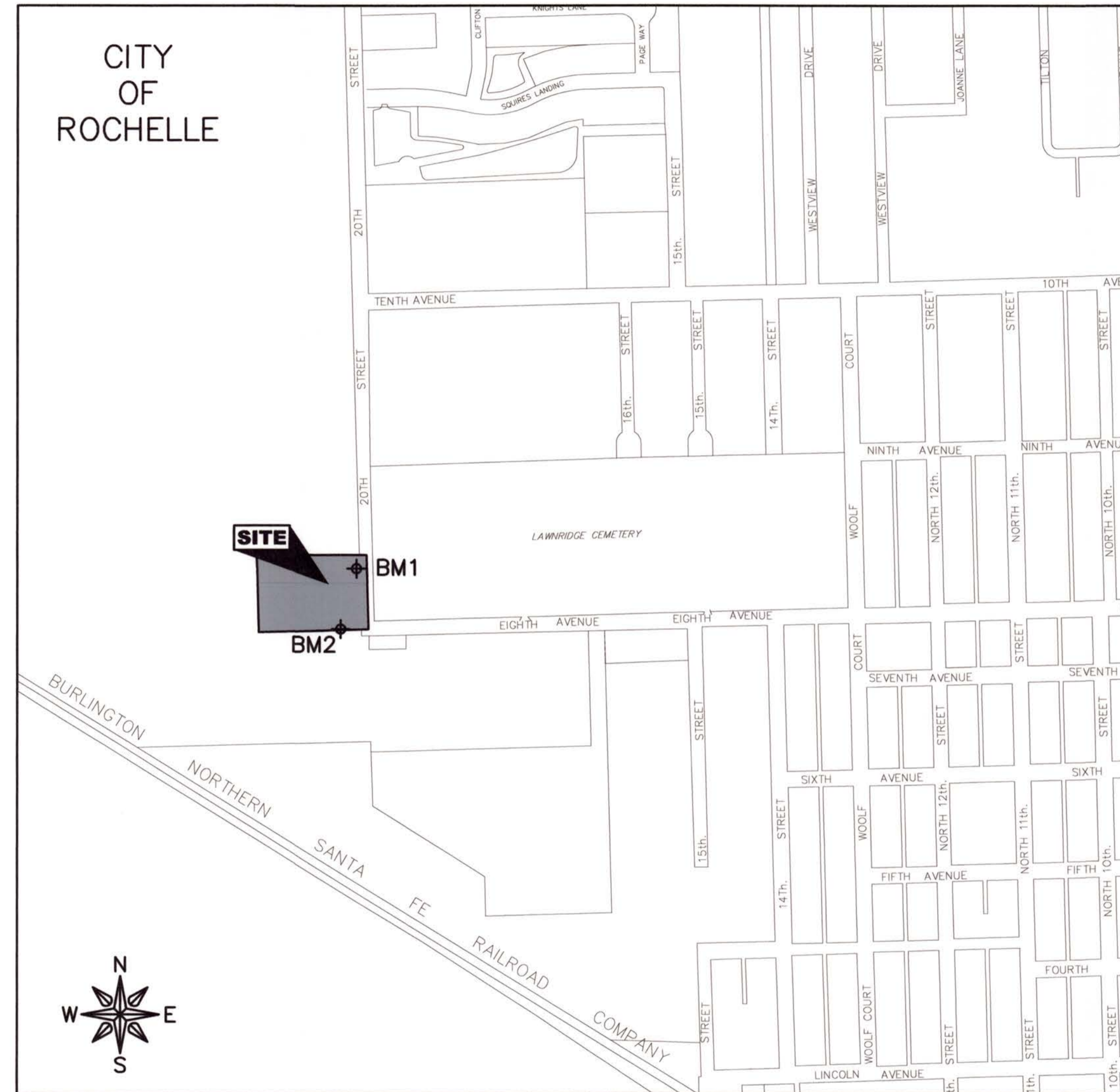
SURVEYOR'S STATEMENT

I, Scott I. Immel, a Professional Land Surveyor in the State of Illinois, hereby state, at the Request of Tim Hayden, this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards for a Topographic Survey, and that the dimensions shown are given in feet and decimals of a foot upon said plat.

Signed this 2nd day of May, 2016.



Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462



LOCATION MAP
 SCALE: 1"=400'

CURRENT ZONING: PUD-R
INTENDED ZONING: I-1
PURPOSE OF LAND: SELF STORAGE FACILITY

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE)
 WE, THE UNDERSIGNED PLANNING COMMISSION OFFICERS OF THE PLANNING COMMISSION FOR THE CITY OF ROCHELLE, HEREBY CERTIFY APPROVAL OF THE PRELIMINARY PLAN OF AS SET FORTH ABOVE AND HEREON.
 WE HEREBY RECOMMEND TO THE CITY BOARD THAT SAID PRELIMINARY PLAN BE APPROVED.
 GIVEN UNDER OUR HANDS AND SEAL THIS _____ DAY OF _____, 20____ A.D.

(Seal)

SECRETARY

PRESIDENT

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
 COUNTY OF OGLE)
 NOW, THEREFORE IT BE RESOLVED BY THE CITY BOARD OF THE CITY OF ROCHELLE THAT THE PLAT HEREON BE ACCEPTED AND APPROVED SUBJECT TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES OF THE CITY OF ROCHELLE. THIS PRELIMINARY PLAT SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DESCRIBED DATE.
 PASSED THIS _____ DAY OF _____, 20____ A.D.

(Seal)

CITY CLERK

PRESIDENT

OWNER'S CERTIFICATE

I DO HEREBY ACKNOWLEDGE RESPONSIBILITY FOR THE INSTALLATION OF ALL ITEMS IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS AS SET FORTH.

TIM HAYDEN

DATUM INFORMATION
VERTICAL CONTROL: NAVD 88
HORIZONTAL CONTROL: NAD 83(07) STATE PLANE ILLINOIS WEST ZONE (GRID)
BENCHMARK INFORMATION
BM1 = CONTROL POINT REBAR (CPRB1) N 1917855.90, E 2591317.56, ELEV 801.72
BM2 = CONTROL POINT REBAR (CPRB2) N 1917611.52, E 2591253.71, ELEV 804.23

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
 IOWA
 WISCONSIN

OWNER/DEVELOPER:
 TIM HAYDEN
 221 EAST HIGHWAY 38
 ROCHELLE, ILLINOIS 61068

PROJECT AND LOCATION:
 PART NW 1/4, SECTION 23, T40N,
 R1E, 3RD P.M., OGLE COUNTY,
 ILLINOIS

DRAWN BY: SII
 APPROVED BY: SII
 DATE: 05/06/2016
 SCALE: NTS

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 PRELIMINARY PLAT

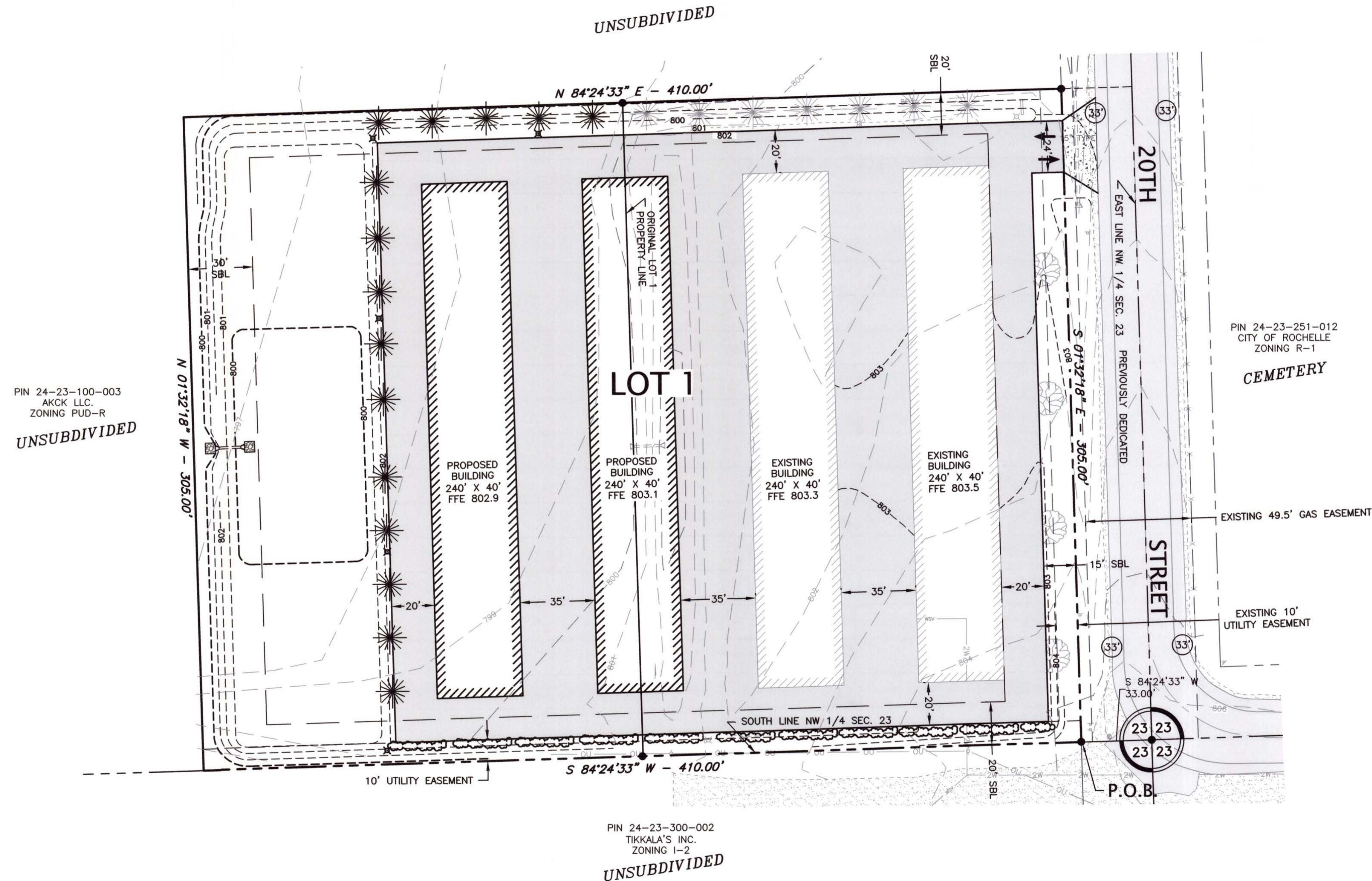
JOB NUMBER:
 14-967D

SHEET NUMBER:
 1 of 2

PRELIMINARY PLAT
"RE-SUBDIVISION OF HAYDEN ADDITION UNIT 1"
 PART OF NW 1/4, SECTION 23, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M.
 CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

DESCRIPTION:

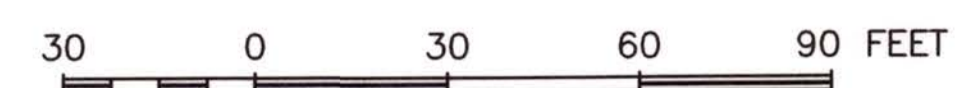
Part of the Northwest Quarter of Section 23, Township 40 North, Range 1 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the South line of said Northwest Quarter of Section 23 and the Westerly right-of-way line of Twentieth Street, said point being South 84 degrees 24 minutes 33 seconds West (assumed bearing) a distance of 33.00 feet from the Southeast corner of said Northwest Quarter of Section 23; thence South 84 degrees 24 minutes 33 seconds West on and along last named South line a distance of 410.00 feet; thence North 01 degrees 32 minutes 18 seconds West a distance of 305.00 feet; thence North 84 degrees 24 minutes 33 seconds East a distance of 410.00 feet to said Westerly right-of-way line of Twentieth Street; thence South 01 degrees 32 minutes 18 seconds East on and along last named line a distance of 305.00 feet to the Point of Beginning, containing 2.87 acres, more or less, all situated in the Township of Flagg, County of Ogle, State of Illinois.



ACREAGE	
TOTAL	2.87 AC.

LEGEND

- FOUND MONUMENT
- PROPOSED PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - SETBACK LINE (SBL)
- - - PROPOSED EASEMENT
- - - EXISTING AGGREGATE SURFACE
- - - EXISTING ASPHALT SURFACE
- - - EXISTING BUILDING
- - - PROPOSED ASPHALT SURFACE
- - - PROPOSED CONCRETE
- - - PROPOSED BUILDING
- - - PROPOSED BOX CULVERT WITH FLARED END SECTIONS
- - - EXISTING BOX CULVERT WITH FLARED END SECTIONS
- EXISTING POWER POLE
- EXISTING SIGN
- ⊙ WATER VALVE BOX
- × EXISTING FENCE LINE
- 2W EXISTING WATER MAIN AND SIZE (INCHES)
- OU EXISTING OVERHEAD UTILITY
- 800 EXISTING CONTOUR LINE
- - - 800 PROPOSED CONTOUR LINE
- - - PROPOSED RIP-RAP
- EXISTING TREE
- PROPOSED TREE
- EXISTING CONIFEROUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED HEDGEROW



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DRAWN BY: SII
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 2 of 2