

PRELIMINARY PLAT
"MANOR COURT OF ROCHELLE ILLINOIS"
 RE-SUBDIVISION OF LOT 3 AND PART OF LOT 5, KINGS CROSSING PHASE 1
 PART OF N 1/2, SECTION 14, T40N, R1E, 3RD P.M.
 OGLE COUNTY, ILLINOIS

OWNER / DEVELOPER

RFMS, INC.
 285 S. FARNHAM STREET
 GALESBURG, IL 61401

SURVEYOR'S STATEMENT

I, Scott I. Immel, a Professional Land Surveyor in the State of Illinois, hereby state, at the Request of RFMS, INC., 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.

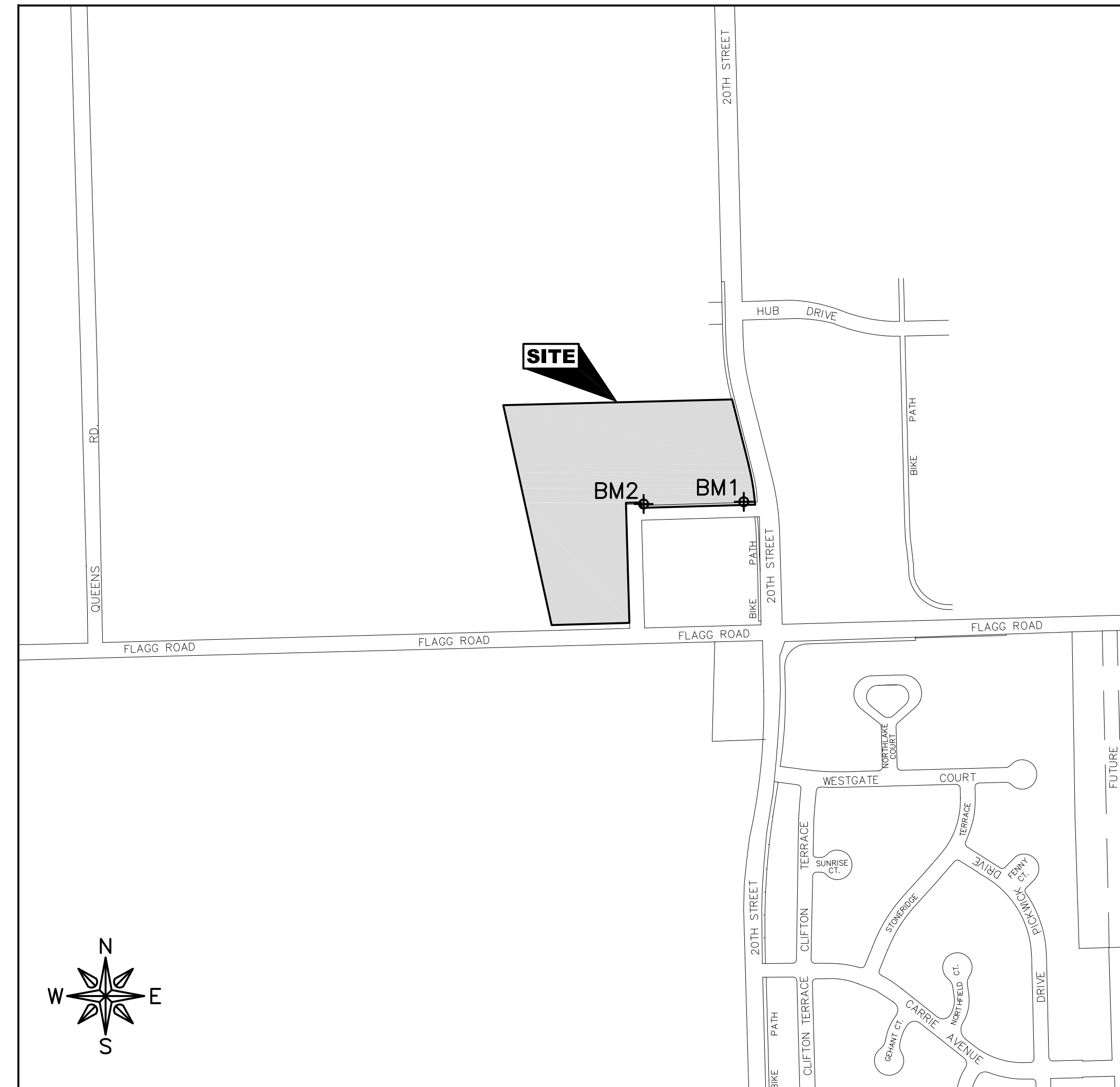
Signed this 17th day of July, 2018.

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

RECORD DESCRIPTION:

Lot Three (3) as designated upon the Final Plat of Kings Crossing-Phase 1, being located in part of the North Half (1/2) of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian, City of Rochelle, Ogle County, Illinois, according to the Plat thereof recorded in Plat File D on Page 12 as Document No. 201001000551; situated in the Township of Flagg, the County of Ogle and the State of Illinois;

ALSO Lot Five (5) as designated upon the Final Plat of Kings Crossing-Phase 1, being located in part of the North Half (1/2) of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian, City of Rochelle, Ogle County, Illinois, according to the Plat thereof recorded in Plat File D on Page 12 as Document No. 201001000551; situated in the Township of Flagg, the County of Ogle and the State of Illinois; EXCEPTING the following described tract: Being a part of Lot Five (5) as designated upon the Final Plat of Kings Crossing-Phase 1, being located in part of the North Half (1/2) of Section 14, Township 40 North, Range 1 East of the Third Principal Meridian, City of Rochelle, Ogle County, Illinois, according to the Plat thereof recorded in Plat File D on Page 12 as Document No. 201001000551; situated in the Township of Flagg, the County of Ogle and the State of Illinois, Beginning at the Northwest corner of said Lot 5; thence North 88 degrees 32 minutes 46 seconds East (assumed bearing) on and along the North line of said Lot 5, a distance of 360.08 feet; thence South 12 degrees 24 minutes 30 seconds East a distance of 913.53 feet to the South line of said Lot 5; thence South 88 degrees 20 minutes 17 seconds West on and along last named line a distance of 533.77 feet to the Southwest corner of said Lot 5; thence North 01 degrees 26 minutes 53 seconds West on and along the West line of said Lot 5, a distance of 898.82 feet to the Point of Beginning.



LOCATION MAP
 SCALE: NTS

CURRENT ZONING: PUD-R PLANNED UNIT DEVELOPMENT - RESIDENTIAL

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.

 RFMS, INC.

DATUM INFORMATION	
VERTICAL CONTROL:	NAVD 88 (BY VRS OBSERVATIONS)
HORIZONTAL CONTROL:	NAD 83 STATE PLANE ILLINOIS WEST ZONE (GRID)
BENCHMARK INFORMATION	
BM1 = CONTROL POINT (CP1) - 5/8"Ø REBAR	N 1923419.39, E 2591219.75, ELEV 799.10
BM2 = CONTROL POINT (CP2) - 5/8"Ø REBAR	N 1923410.64, E 2590813.07, ELEV 799.98

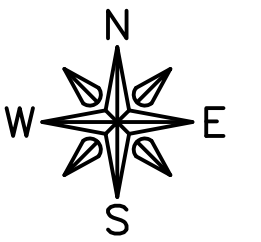
FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

RFMS, INC.	JOB NUMBER: 18-205
DATE: 5/17/2018 FIELD WORK COMPLETED: 3/29/2018 FIELD: TJ DRAWN: MMY QA/QC: SII	SHEET NUMBER: 1 of 4

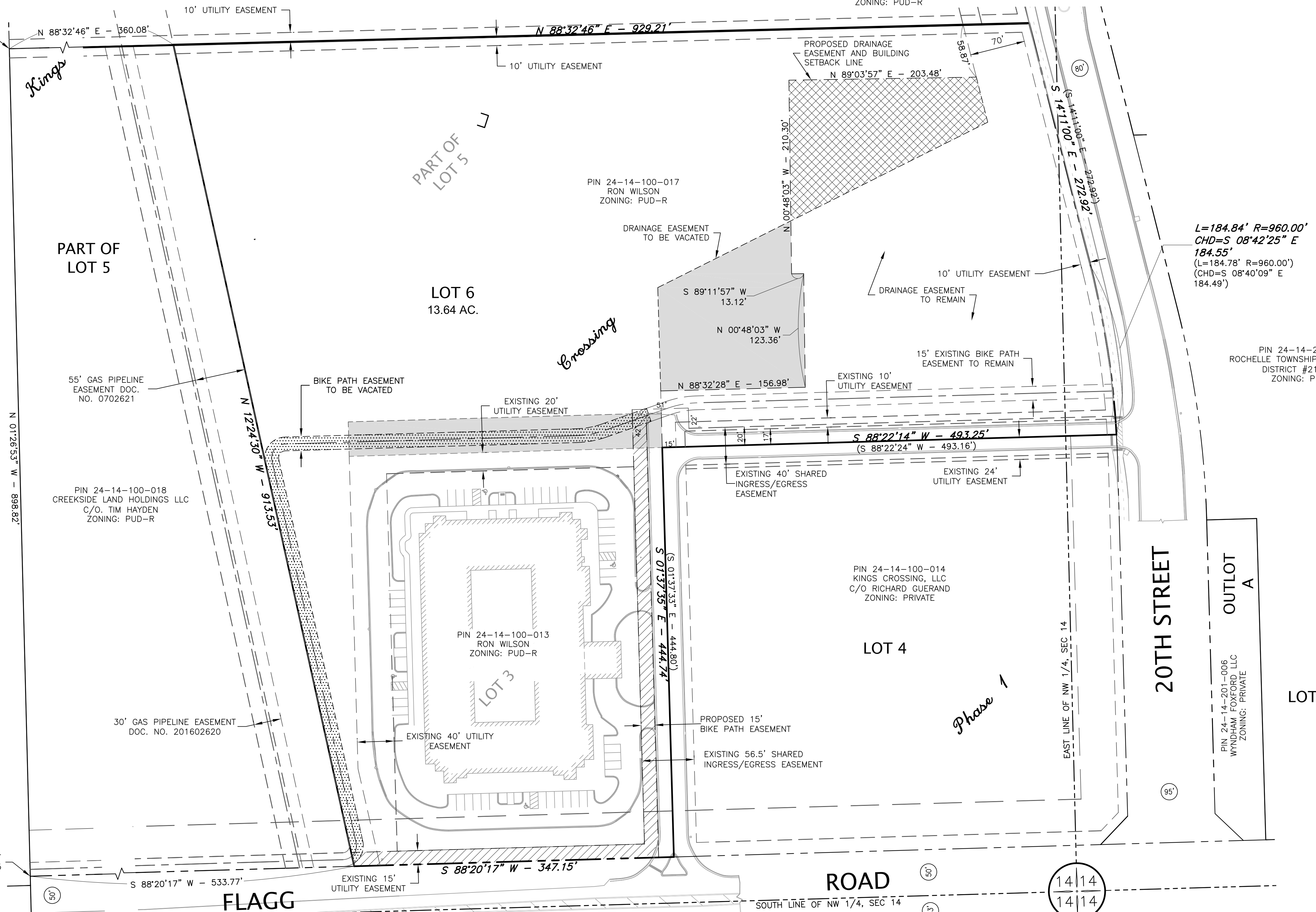
LOT 2

PIN 24-14-100-012
ROCHELLE COMMUNITY CONSOLIDATED
SCHOOL DISTRICT #231
ZONING: PUD-R



60 0 60 FEET
GRAPHIC SCALE IN FEET
NAD83 IL WEST ZONE - GRID

P.O.B.
EXCEPTION
(NW COR. OF
LOT 5)



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY DISTANCE
- SETBACK LINE (SBL)
- PROPOSED EASEMENT
- EXISTING EASEMENT
- VACATED EASEMENT
- ORIGINAL DRAINAGE EASEMENT TO BE VACATED
- PROPOSED DRAINAGE EASEMENT
- VACATED BIKE PATH EASEMENT
- PROPOSED BIKE PATH EASEMENT

$L=184.84' R=960.00'$
 $CHD=S 08^{\circ}42'25'' E$
 $184.55'$
($L=184.78' R=960.00'$)
($CHD=S 08^{\circ}40'09'' E$
 $184.49'$)

PIN 24-14-201-005
ROCHELLE TOWNSHIP HIGH SCHOOL
DISTRICT #212 ETAL
ZONING: PUD-R

PIN 24-14-100-014
KINGS CROSSING, LLC
C/O RICHARD GUERAND
ZONING: PRIVATE

PIN 24-14-100-018
CREEKSIDE LAND HOLDINGS LLC
C/O. TIM HAYDEN
ZONING: PUD-R

PIN 24-14-100-017
RON WILSON
ZONING: PUD-R

LOT 6
13.64 AC.

PIN 24-14-100-013
RON WILSON
ZONING: PUD-R

PIN 24-14-201-006
WYNDHAM FOXFORD LLC
ZONING: PRIVATE

