

PRELIMINARY PLAT
"STEWARD ROAD COMMERCIAL DEVELOPMENT"
 PART OF EAST 1/2, SECTION 36, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M.
 CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

OWNER / DEVELOPER

HUB CITY DEVELOPMENT L.L.C
 P.O. BOX 2626
 GLENVIEW, ILLINOIS

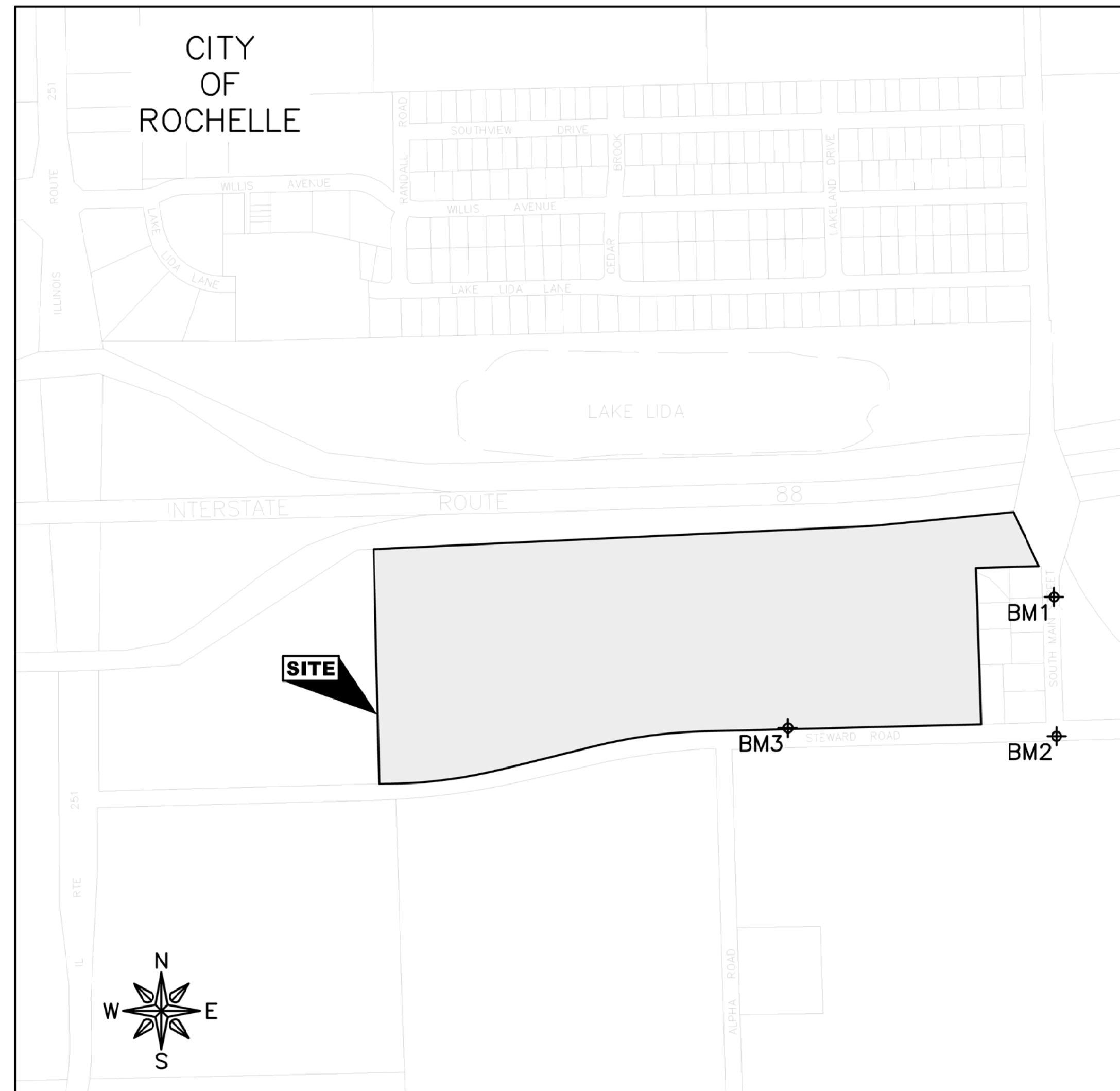
SURVEYOR'S STATEMENT

I, Scott I. Immel, a Professional Land Surveyor in the State of Illinois, hereby state, at the Request of Hub City Development, 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 29th day of August, 2018.



Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462
 Current expiration date: November 30, 2018



LOCATION MAP
 SCALE: 1"=400'

CURRENT ZONING: B2
INTENDED ZONING: COMMERCIAL
PURPOSE OF LAND: COMMERCIAL DEVELOPMENT

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
 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) SS
 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.

 HUB CITY DEVELOPMENT

DATUM INFORMATION	
VERTICAL CONTROL:	NAVD 88 (BY VRS OBSERVATIONS)
HORIZONTAL CONTROL:	NAD 83 STATE PLANE ILLINOIS WEST ZONE (GRID)
BENCHMARK INFORMATION	
BM1 = CONTROL POINT (CP50)	N 1907805.97, E 2599575.90, ELEV 810.36
BM2 = CONTROL POINT (CP111)	N 1907229.59, E 2599038.73, ELEV 806.26
BM3 = CONTROL POINT (CP112)	N 1907243.15, E 2599586.43, ELEV 811.26

FEHR GRAHAM		ILLINOIS
ENGINEERING & ENVIRONMENTAL		IOWA
ILLINOIS DESIGN FIRM NO. 184-003525		WISCONSIN
515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087		
HUB CITY DEVELOPMENT		JOB NUMBER: 17-557
DATE: 10/24/2018 REVISED FIELD WORK COMPLETED: ___/___/2018		SHEET NUMBER: 1 of 2
FIELD: _____ DRAWN: TUL QA/QC: SII		

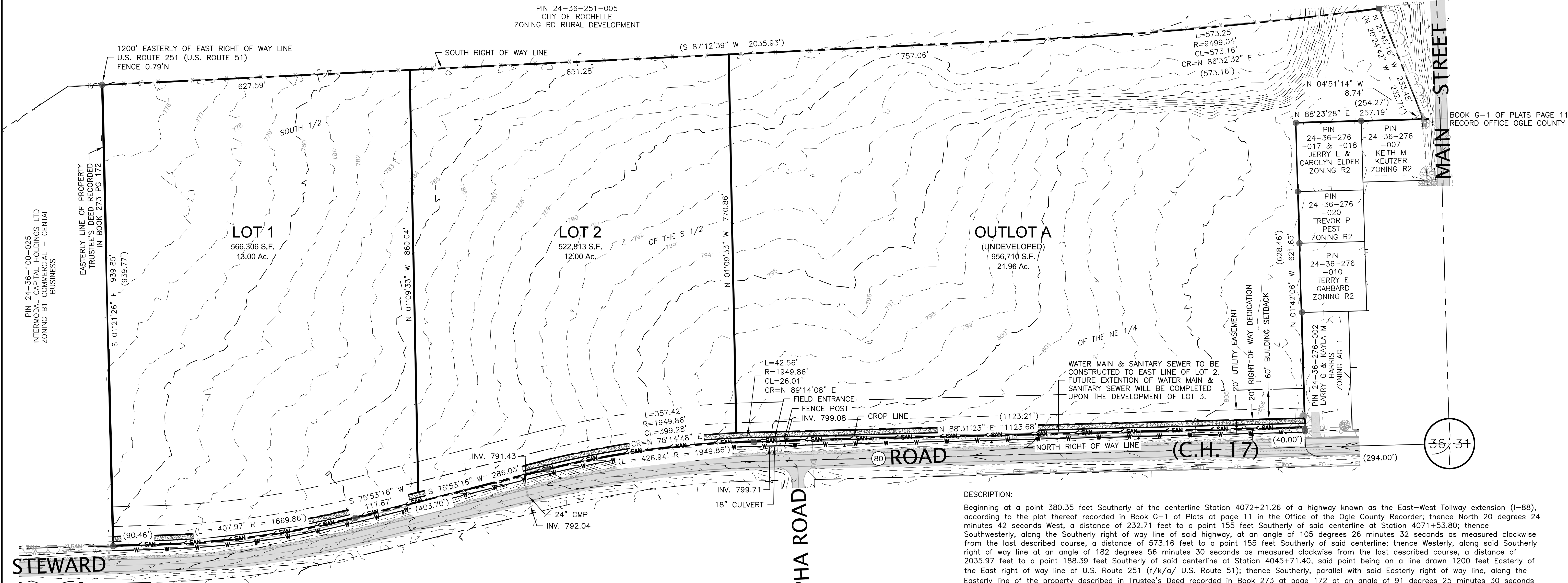
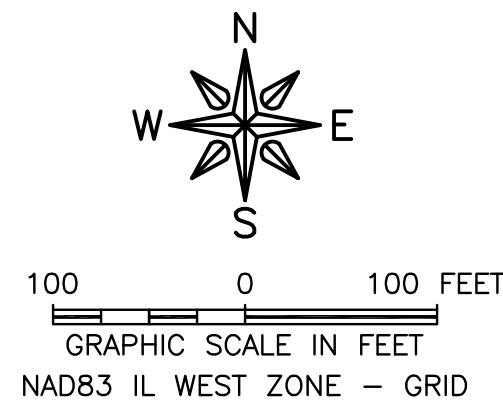
PRELIMINARY PLAT

"STEWARD ROAD COMMERCIAL DEVELOPMENT"

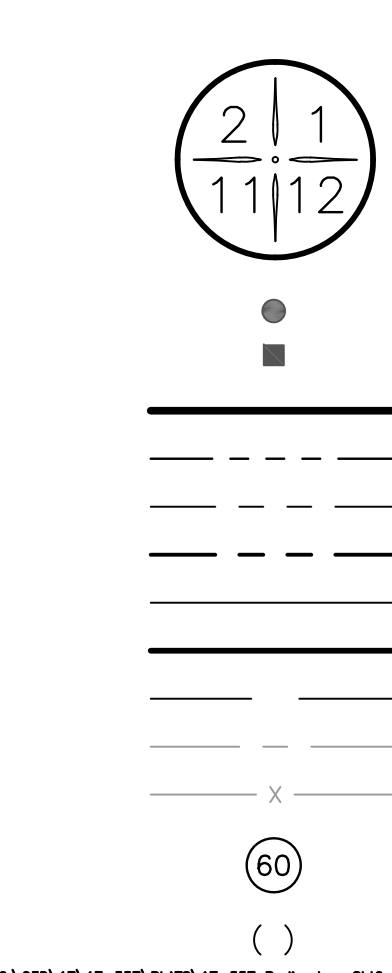
PART OF EAST 1/2, SECTION 36, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE 3rd P.M.
CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

1-88

PIN 24-36-251-005
CITY OF ROCHELLE
ZONING RD RURAL DEVELOPMENT



BOOK G-1 OF PLATS PAGE 11
RECORD OFFICE OGLE COUNTY



- LEGEND**
- SECTION CORNER AS DESCRIBED
 - FOUND 5/8" REBAR
 - FOUND ROW MARKER
 - SURVEY BOUNDARY
 - SECTION LINE
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED SETBACK LINE
 - EXISTING CENTERLINE ROAD
 - EXISTING FENCE
 - RIGHT-OF-WAY WIDTH
 - PREVIOUSLY RECORDED AS
 - EXISTING CONCRETE
 - EXISTING AGGREGATE SURFACE
 - EXISTING ASPHALT SURFACE
 - EXISTING CMP
 - EXISTING POWER POLE
 - EXISTING SIGN
 - EXISTING OVERHEAD UTILITY
 - EXISTING GAS LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING CONTOUR LINE
 - TIMBER EDGE
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING FIRE HYDRANT COMPLETE
 - PROPOSED 10' BIKE PCC BIKEPATH
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT COMPLETE

DESCRIPTION:
Beginning at a point 380.35 feet Southerly of the centerline Station 4072+21.26 of a highway known as the East-West Tollway extension (I-88), according to the plat thereof recorded in Book G-1 of Plats at page 11 in the Office of the Ogle County Recorder; thence North 20 degrees 24 minutes 42 seconds West, a distance of 232.71 feet to a point 155 feet Southerly of said centerline at Station 4071+53.80; thence Southwesterly, along the Southerly right of way line of said highway, at an angle of 105 degrees 26 minutes 32 seconds as measured clockwise from the last described course, a distance of 573.16 feet to a point 155 feet Southerly of said centerline; thence Westerly, along said Southerly right of way line at an angle of 182 degrees 56 minutes 30 seconds as measured clockwise from the last described course, a distance of 2035.97 feet to a point 188.39 feet Southerly of said centerline at Station 4045+71.40, said point being on a line drawn 1200 feet Easterly of the East right of way line of U.S. Route 251 (f/k/a/ U.S. Route 51); thence Southerly, parallel with said Easterly right of way line, along the Easterly line of the property described in Trustee's Deed recorded in Book 273 at page 172 at an angle of 91 degrees 25 minutes 30 seconds as measured clockwise from the last described course, a distance of 939.77 feet to the Southeast corner of said property, said point being on the Northerly right of way line of Steward Road (C.H. 17); thence Easterly, along said Northerly right of way line, at an angle of 89 degrees 25 minutes 37 seconds as measured clockwise from the last described course, a distance of 90.46 feet to a point; thence Northeasterly along said Northerly right of way line, being the arc of a curve concave Northwesterly, having a radius of 1869.86 feet and whose chord forms an angle of 174 degrees 09 minutes 51 seconds as measured clockwise from the last described course, an arc distance of 407.97 feet to a point; thence Northeasterly, along said Northerly right of way line, at an angle of 173 degrees 45 minutes 00 seconds as measured clockwise from the last described chord, a distance of 403.70 feet to a point; thence Northeasterly, along said Northerly right of way line, being the arc of a curve concave Southeasterly, having a radius of 1949.86 feet and whose chord forms an angle of 186 degrees 15 minutes 26 seconds as measured clockwise from the last described course, an arc distance of 426.94 feet to a point; thence Easterly, along said Northerly right of way line, at an angle of 186 degrees 14 minutes 34 seconds as measured clockwise from the last described chord, a distance of 1123.21 feet to a point 294 feet West of the East line of the South Half (S1/2) of the South Half (S1/2) of the Northeast Quarter (NE1/4) of said Section Thirty-six (36); thence Northerly, parallel with said East line, at an angle of 89 degrees 46 minutes 42 seconds as measured clockwise from the last described course, a distance of 628.46 feet to a point on the North line of the South Half (S1/2) of the South Half (S1/2) of said Northeast Quarter (NE1/4); thence Easterly, along said North line, at an angle of 89 degrees 53 minutes 51 seconds as measured counterclockwise from the last described course, a distance of 254.27 feet to the Point of Beginning, containing 48.013 acres, more or less.

NOTE:
LOTS 1, 2, & OUTLOT A - PIN 24-36-251-006 ZONED B-2
LOTS 1, 2, & OUTLOT A ARE ALL LOCATED IN LEE - OGLE COUNTY ENTERPRISE ZONE AND IS OUTSIDE THE 100-YR FLOOD PLAIN
TOTAL PROPERTY = 48.09 AC. THE 20' ROW DEDICATION ACCOUNTS FOR 1.13 AC. THE TOTAL NET REMAINING PROPERTY, WHICH INCLUDES LOTS 1, 2, AND OUTLOT A = 46.96 AC.

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