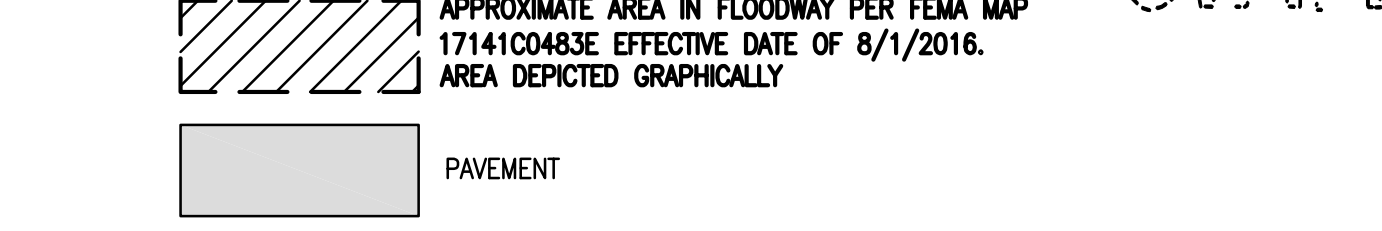
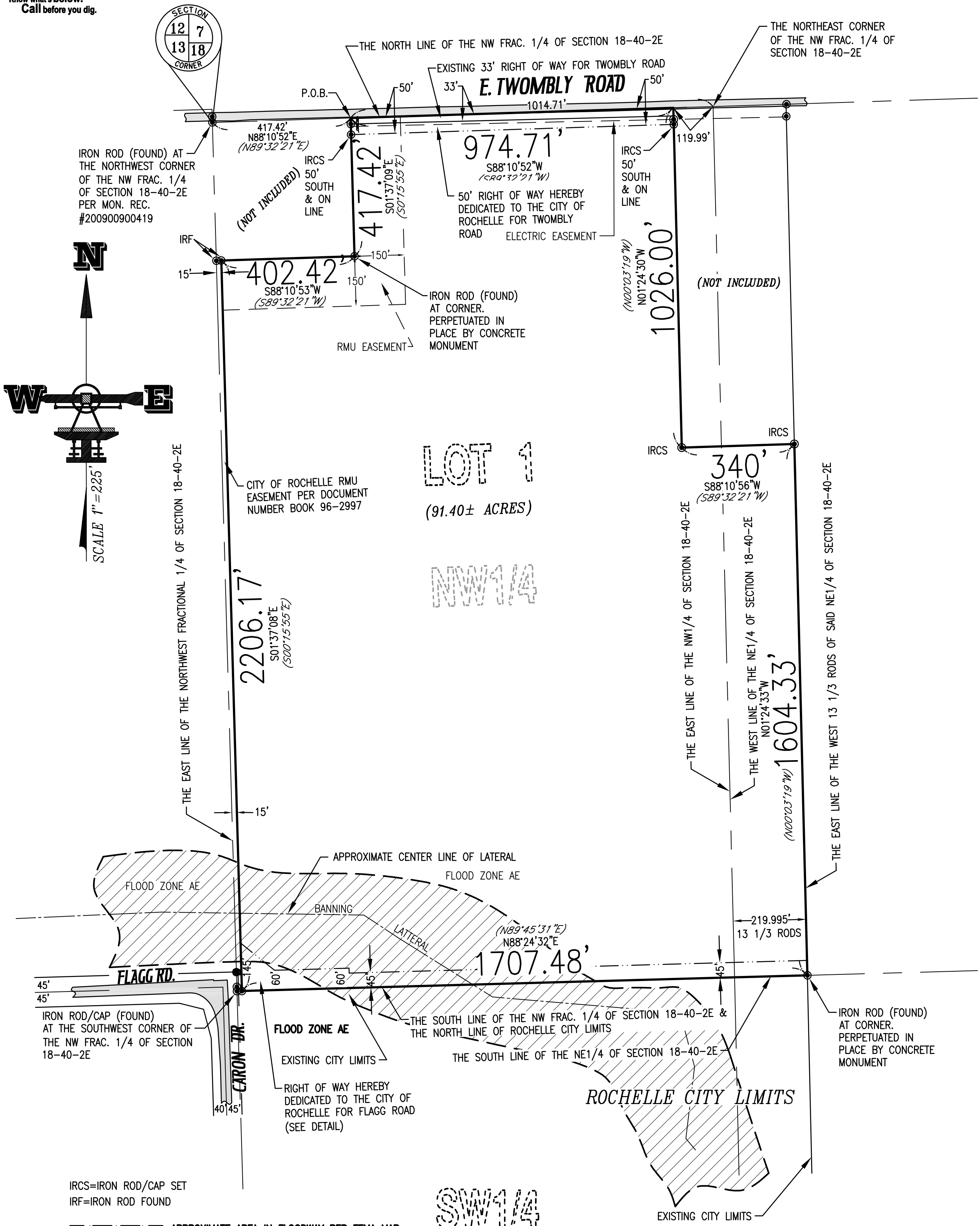




FINAL PLAT FOR
"ROCHELLE NORTHEAST"
 SUBDIVISION
 LOCATED IN SECTION 18, TOWNSHIP 40 NORTH,
 RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN,
 OGLE COUNTY, ILLINOIS



IRCS=IRON ROD/CAP SET
IRF=IRON ROD FOUND

APPROXIMATE AREA IN FLOODWAY PER FEMA MAP 17141C0483E EFFECTIVE DATE OF 8/1/2016. AREA DEPICTED GRAPHICALLY

PAVEMENT

ELECTRIC EASEMENT - RECORDED DOCUMENT NUMBER 9900572 PART OF THE NORTHWEST QUARTER OF SECTION 18 AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 417.42 FEET EAST AND 25.34 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 18; THENCE NORTH 25.34 FEET TO THE NORTH LINE OF THE SAID NORTHWEST FRACTIONAL QUARTER; THENCE EAST ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER AND THE NORTHEAST QUARTER 1,306.83 FEET TO THE EAST LINE OF THE WEST 13 AND 1/3 RODS (220.00 FEET) OF THE NORTHEAST QUARTER; THENCE SOUTH 36.43 FEET; THENCE WESTERLY 1,306.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES MORE OR LESS, PLUS AN ADDITIONAL 10 FEET OF AIR RIGHTS LOCATED ADJACENT TO AND SOUTH OF THE ABOVE DESCRIBED EASEMENT, ALL SITUATED IN THE TOWNSHIP OF DEMENT, THE COUNTY OF OGLE AND THE STATE OF ILLINOIS.

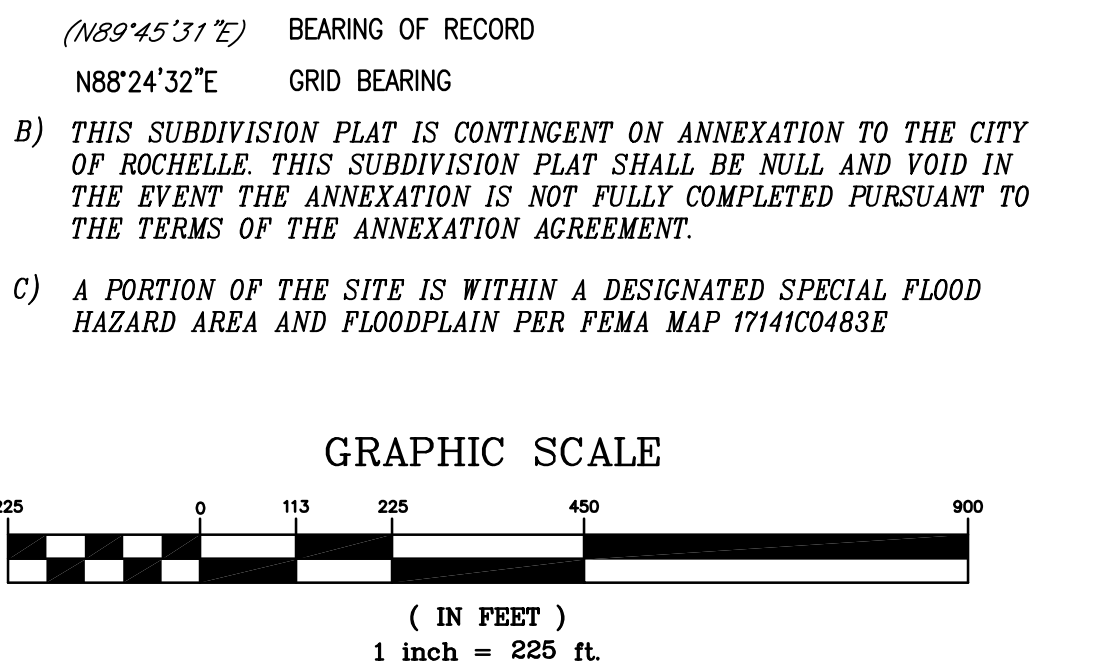
SURVEYORS GENERAL NOTES

A) BEARINGS AND DISTANCES ON THIS SURVEY ARE GRID DATUM IS ILLINOIS WEST SPC NAD 83 (2011). PREVIOUS DOCUMENTATION MAY HAVE ASSUMED DATA. THE RELATIONSHIP BETWEEN GRID AND ASSUMED, ONE TO THE OTHER, REMAIN THE SAME.

(N89°45'31"E) BEARING OF RECORD
 N88°24'32"E GRID BEARING

B) THIS SUBDIVISION PLAT IS CONTINGENT ON ANNEXATION TO THE CITY OF ROCHELLE. THIS SUBDIVISION PLAT SHALL BE NULL AND VOID IN THE EVENT THE ANNEXATION IS NOT FULLY COMPLETED PURSUANT TO THE TERMS OF THE ANNEXATION AGREEMENT.

C) A PORTION OF THE SITE IS WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA AND FLOODPLAIN PER FEMA MAP 17141C0483E



PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

WE, THE UNDERSIGNED MEMBERS OF THE PLAN COMMISSION FOR THE CITY OF ROCHELLE, HEREBY APPROVE THE PLAT OF _____ TO THE CITY OF ROCHELLE AS SET FORTH ABOVE AND HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

 PRESIDENT

 SECRETARY

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

WHEREAS, _____ 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 PLAT HEREON BE ACCEPTED AND APPROVED SUBJECT TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES OF THE CITY OF ROCHELLE.

PASSED THIS _____ DAY OF _____, 20____

 CITY ENGINEER

 CITY CLERK

 MAYOR

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

I, _____ DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED SURETY HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

 CITY ENGINEER

 LICENSE NUMBER

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

FILED FOR RECORD THIS _____ DAY OF _____, 20____
 AT _____ O'CLOCK IN BOOK _____ OF PLATS, PAGE _____ AND EXAMINED.
 MICROFILM NUMBER _____, DOCUMENT NUMBER _____

 COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

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 SALES 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.

WITNESS MY HAND AND SEAL OF OGLE COUNTY
 THIS _____ DAY OF _____, 20____

 COUNTY CLERK

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

WE, THE UNDERSIGNED MEMBERS OF THE PLAN COMMISSION FOR THE CITY OF ROCHELLE, HEREBY APPROVE THE PLAT OF _____ TO THE CITY OF ROCHELLE AS SET FORTH ABOVE AND HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

 PRESIDENT

 SECRETARY

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

WHEREAS, _____ 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.

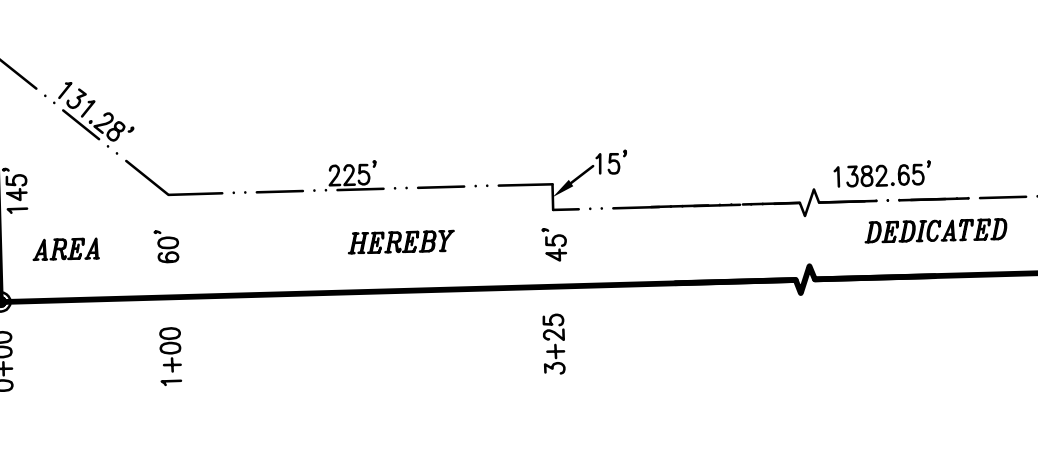
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE THAT THE PLAT HEREON BE ACCEPTED AND APPROVED SUBJECT TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES OF THE CITY OF ROCHELLE.

PASSED THIS _____ DAY OF _____, 20____

 CITY ENGINEER

 CITY CLERK

 MAYOR



CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SOCIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

THIS _____ DAY OF _____, 20____

 COLLECTOR OF SPECIAL ASSESSMENTS

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

PURSUANT TO 765 ILCS 205/2, WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATER WILL NOT BE CHANGED BY THE 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 WATER 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 THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

 PROFESSIONAL ENGINEER

 OWNER(S)

 OWNER(S)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

I, _____ A NOTARY PUBLIC, IN AND FOR SAID COUNTY, AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE SAID PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE ACCOMPANYING PLAT AND CERTIFICATION, EACH APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED AND SEALED THE SAID PLAT AND CERTIFICATION AS HIS (HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

 NOTARY PUBLIC

SCHOOL DISTRICT STATEMENT

PURSUANT TO 765 ILCS 205/1 THE UNDERSIGNED STATES THAT, TO THE BEST OF THEIR KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH THE SUBJECT PREMISES LIES IS SCHOOL DISTRICT UNITS _____

ATTEST

 OWNER(S)

 OWNER(S)

OWNERS CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE) SS

WE, _____ OWNERS CERTIFY THE LANDS THERE REPRESENTED ON THE PLAT HEREON, DO CERTIFY THAT THE SAID PLAT WAS PREPARED AT OUR REQUEST AND UNDER OUR DIRECTION BY CARL J. KRAUSE III, IL PROFESSIONAL LAND SURVEYOR FOR THE FIRM OF KRAUSE SURVEYING INC. AFTER SAID LANDS WERE DULY SURVEYED BY SAID SURVEYOR. THE CORNERS OF SAID LOTS WERE MARKED BY SUBSTANTIAL IRON PINS. THE PARTS OF THE SAID LANDS DESCRIBED AS STREETS ARE HEREBY DEDICATED TO THE CITY OF ROCHELLE, 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 AND THOSE DESCRIBED AS FOLLOWS:
 THE FOLLOWING PROTECTIVE COVENANTS REGULATING THE USE OF THE PROPERTY SHOWN HEREON ARE HEREBY SUBMITTED WITHOUT RESERVATION:

THIS _____ DAY OF _____, 20____

 OWNER

 OWNER

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT 18000331495, EFFECTIVE DATE OF JULY 24, 2018.
2. TITLE COMMITMENT WAS PROVIDED BY THE CLIENT.
3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.
5. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 32 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE SOUTH 0 DEGREES 15 MINUTES 55 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 417.42 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 21 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 402.42 FEET TO A POINT 15 FEET EAST OF, AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 0 DEGREES 15 MINUTES 55 SECONDS EAST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 2206.17 FEET TO THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 31 SECONDS EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1707.48 FEET TO THE EAST LINE OF THE WEST 13 1/3 RODS OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES 03 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1604.33 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 21 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 340.00 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 19 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1026.00 FEET TO THE NORTH LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 18, SAID POINT BEING 119.99 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89 DEGREES 32 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 974.71 FEET TO THE POINT OF BEGINNING, CONTAINING 91.40 ACRES, MORE OR LESS, ALL SITUATED IN THE TOWNSHIP OF DEMENT, THE COUNTY OF OGLE, AND THE STATE OF ILLINOIS.

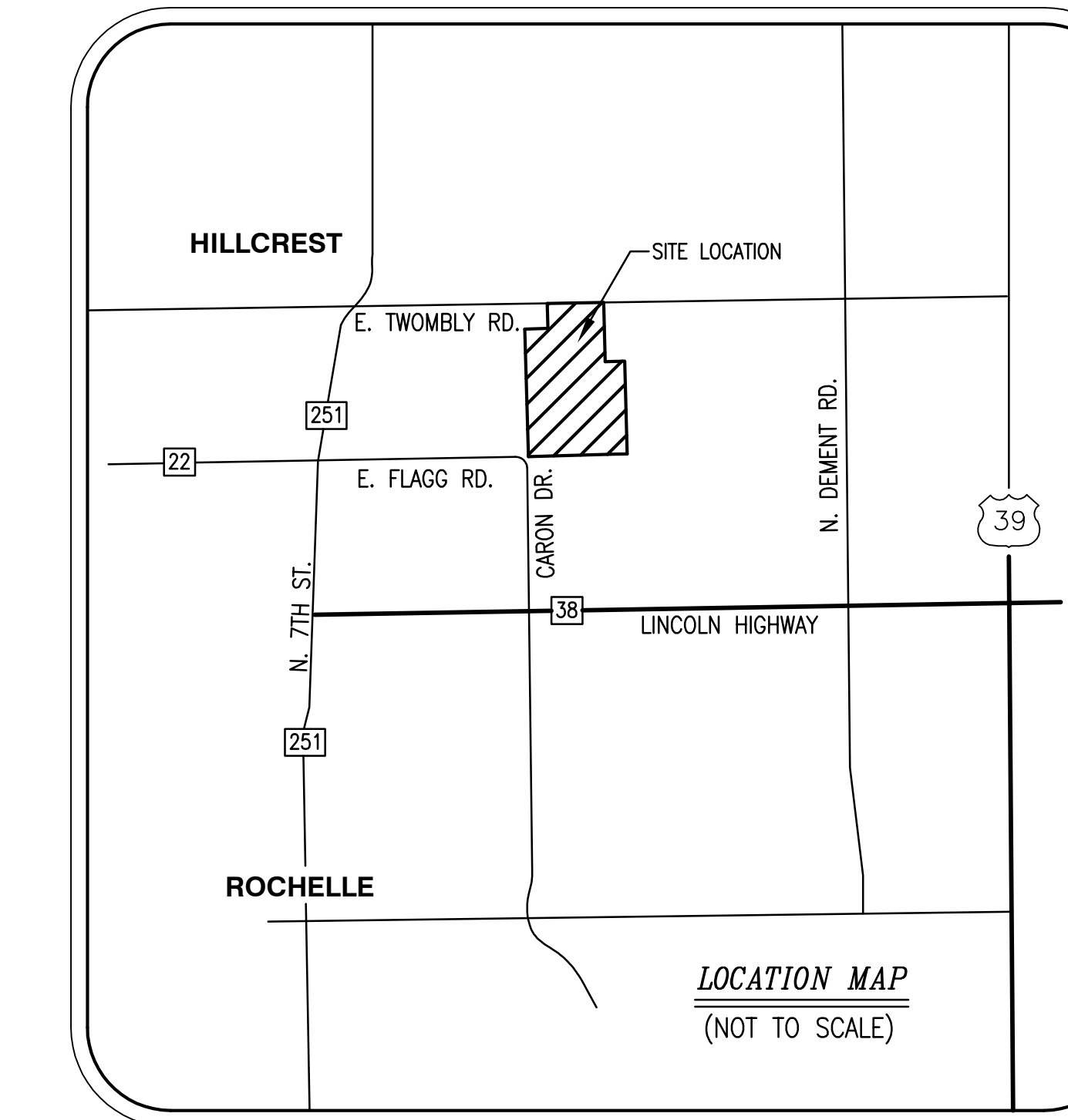
SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF LIVINGSTON) SS

THIS IS TO CERTIFY THAT I, CARL J. KRAUSE III, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3655, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
 I FURTHER CERTIFY THAT A PART OF THE PROPERTY COVERED BY _____ IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL AT CULLOM, ILLINOIS
 THIS _____ DAY OF _____, A.D., 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR # 3655
 LICENSE EXPIRATION NOVEMBER 30, 2020



KRAUSE SURVEYING INC.
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-004647
 "SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"
 115 WEST HACK ST. - P.O. BOX 338 - CULLOM, IL 60929
 PHONE (815) 676-0999 ~ FAX (815) 676-4999
 © KRAUSE SURVEYING INC. - ALL RIGHTS RESERVED

DISTANCES ARE MARKED IN FEET AND DECIMALS
 ORDER NO.: 181213.SUBD
 ORDERED BY: TIMMONS GROUP/E.R.P., LLC