

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 **ELECTRIC PARK 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: Lot 2 (2) in Prologis Park Rochelle - Unit One (1) being a subdivision of part of the Northeast Quarter (1/4) of Section 31, the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of Section 32, Township 40 North, Range 2 East of the Third Principal Meridian, as recorded in Plat File E on page 1 as Document No. 11002433 in the Recorder's Office of Ogle County, Illinois, all situated in the Township of Dement, 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 765, Section 205/2 of the Illinois Compiled Statutes, I hereby certify that all of the Plat of "ELECTRIC PARK 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. 17141C0493D & 17141C0495D, effective date December 17, 2010.

Dated this 27th day of July, 2020, A.D. at the office of Survey-Tech.

Dale E. Wallace, Illinois Professional Land Surveyor No. 35-2821

EXPIRES 11-30-2020

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK WAS COMPLETED ON 12-30-19

OWNER'S CERTIFICATE

STATE OF ILLINOIS) (SS CITY OF ROCHELLE)

We, the City of Rochelle, Owners of the land represented on the plat hereon, do certify that 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 surveyed said lands, substantial 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 _____, 2020.

BY: City of Rochelle

Jeff Fiegenschuh City Manager

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 Jeff Fiegenschuh, City Manager, personally known me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act for the uses and purposes therein and set forth.

Given under my hand and Notarial Seal this ___ day of _____, 2020, at _____, Illinois.

Notary Public My Commission Expires On

SCHOOL DISTRICT CERTIFICATE

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

Dated this ___ day of _____, 2020 A.D.

BY: The City of Rochelle

Jeff Fiegenschuh City Manager

FINAL PLAT OF "Electric Park Subdivision" A SUBDIVISION OF LOT 2 OF PROLOGIS PARK ROCHELLE UNIT ONE PART OF THE NORTHEAST QUARTER OF SECTION 31 THE NORTHWEST QUARTER OF SECTION 32 AND THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 40 NORTH RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN OGLE COUNTY, ILLINOIS AUGUST 2020

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 Jeff Fiegenschuh, City Manager, personally known me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered the annexed plat as his own free and voluntary act for the uses and purposes therein and set forth.

Given under my hand and Notarial Seal this ___ day of _____, 2020, at _____, Illinois.

Notary Public My Commission Expires On

ENGINEER AND OWNERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS) (SS COUNTY OF OGLE)

Pursuant to Chapter 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 adjoining property because of the construction of the subdivision.

Dated this ___ day of _____, 2020.

Illinois Professional Engineer No. 62-_____

BY: City of Rochelle

Jeff Fiegenschuh City Manager

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 ELECTRIC PARK SUBDIVISION to the City of Rochelle as set forth above and hereon.

Given under our hands and seals this ___ day of _____, 2020.

President Secretary

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS) (SS COUNTY OF OGLE)

I, _____, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Dated this ___ day of _____, 2020.

Collector of Special Assessments

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 _____, 2020. (Seal)

Samuel C. Tesreau, City Engineer License Number

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS) (SS COUNTY OF OGLE)

WHEREAS, The City of Rochelle, Owner 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 _____, 2020.

John Bearrows, 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 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.

Given under my hand and seal at _____, Illinois, this ___ day of _____, 2020.

County Clerk

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) (SS COUNTY OF OGLE)

Filed for record this ___ day of _____, 2020 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
104A MAPLE COURT ROCHELLE, ILLINOIS 61068
(815)-562-8771 FAX: (815)-562-6555

DATE: 7-27-2020	SCALE: 1" = 100'	DRAWN BY: DEW REVISED:
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CITY OF ROCHELLE

FB: OGLE-GPS ACAD: S37819-SUB-7-22-20	DEMENT TWP. OGLE COUNTY	FILE NUMBER: S378-19
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