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Rebecca Huntley, Clerk/Recorder, Ogle Illinois
D. PLAT File -95

FINAL PLAT OF
"CENTERPOINT INTERMODAL CENTER ROCHELLE"
"PHASE ONE"

LOCATED IN PART OF SECTION 22
TOWNSHIP 40 NORTH RANGE 1 EAST
OF THE THIRD PRINCIPAL MERIDIAN
IN THE CITY OF ROCHELLE
THE TOWNSHIP OF FLAGG
THE COUNTY OF OGLE
AND THE STATE OF ILLINOIS
JANUARY 2007

0' 200' 400' 600'
0' 1" 2" 3"

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

This is to certify that I, Dale E. Wallace, an Illinois Professional Land Surveyor, No. 2821, at the request of Centerpoint Rochelle LLC surveyed and subdivided the following described property to be known as *CENTERPOINT INTERMODAL CENTER ROCHELLE – PHASE ONE*. 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: Part of Section 22, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of said Section 22; thence North 89 degrees 56 minutes 29 seconds East along the South Line of said Southeast Quarter, a distance of 1047.89 feet; thence North 0 degrees 03 minutes 31 seconds West perpendicular to the last described course, a distance of 412.00 feet; thence North 89 degrees 56 minutes 29 seconds East parallel with the South Line of said Southeast Quarter, a distance of 296.00 feet; thence South 0 degrees 03 minutes 31 seconds East perpendicular to the last described course, a distance of 412.00 feet to the South Line of said Southeast Quarter; thence North 89 degrees 56 minutes 29 seconds East along said South Line, a distance of 795.98 feet; thence North 0 degrees 07 minutes 29 seconds West, a distance of 2089.46 feet; thence South 89 degrees 52 minutes 41 seconds West, a distance of 2397.67 feet; thence South 0 degrees 03 minutes 57 seconds East parallel with the West Line of the East-half of the Southwest Quarter, a distance of 266.33 feet; thence South 89 degrees 56 minutes 03 seconds West perpendicular to the last described course, a distance of 80.00 feet; thence Northwesterly along a line being curved to the left, having a radius of 260.00 feet, a central angle of 90 degrees 03 minutes 22 seconds, a chord bearing of North 45 degrees 05 minutes 38 seconds West and an arc distance of 408.66 feet to the termination of said curve; thence South 89 degrees 52 minutes 41 seconds West, a distance of 715.75 feet to the West Line of the East-half of said Southwest Quarter; thence South 0 degrees 03 minutes 57 seconds East along said West Line, a distance of 2079.45 feet to the Southwest Corner of the East-half of said Southwest Quarter; thence North 89 degrees 56 minutes 57 seconds East along the South Line of said Southwest Quarter, a distance of 1315.93 feet to the Point of Beginning, containing 161.803 acres, more or less, subject to easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Rochelle, the Township of Flagg, 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 55, Section 5/3-5029 of the Illinois Compiled Statutes, I hereby certify that no part of the property covered by this plat or subdivision is situated within 500 feet of a surface drain or watercourse serving a tributary area of 640 acres or more.

Pursuant to Chapter 765, Section 205/2 of the Illinois Compiled Statutes, I hereby certify that all of the Plat of "CENTERPOINT INTERMODAL CENTER ROCHELLE – PHASE ONE" 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. 170525 0465 A, dated April 5, 1988.

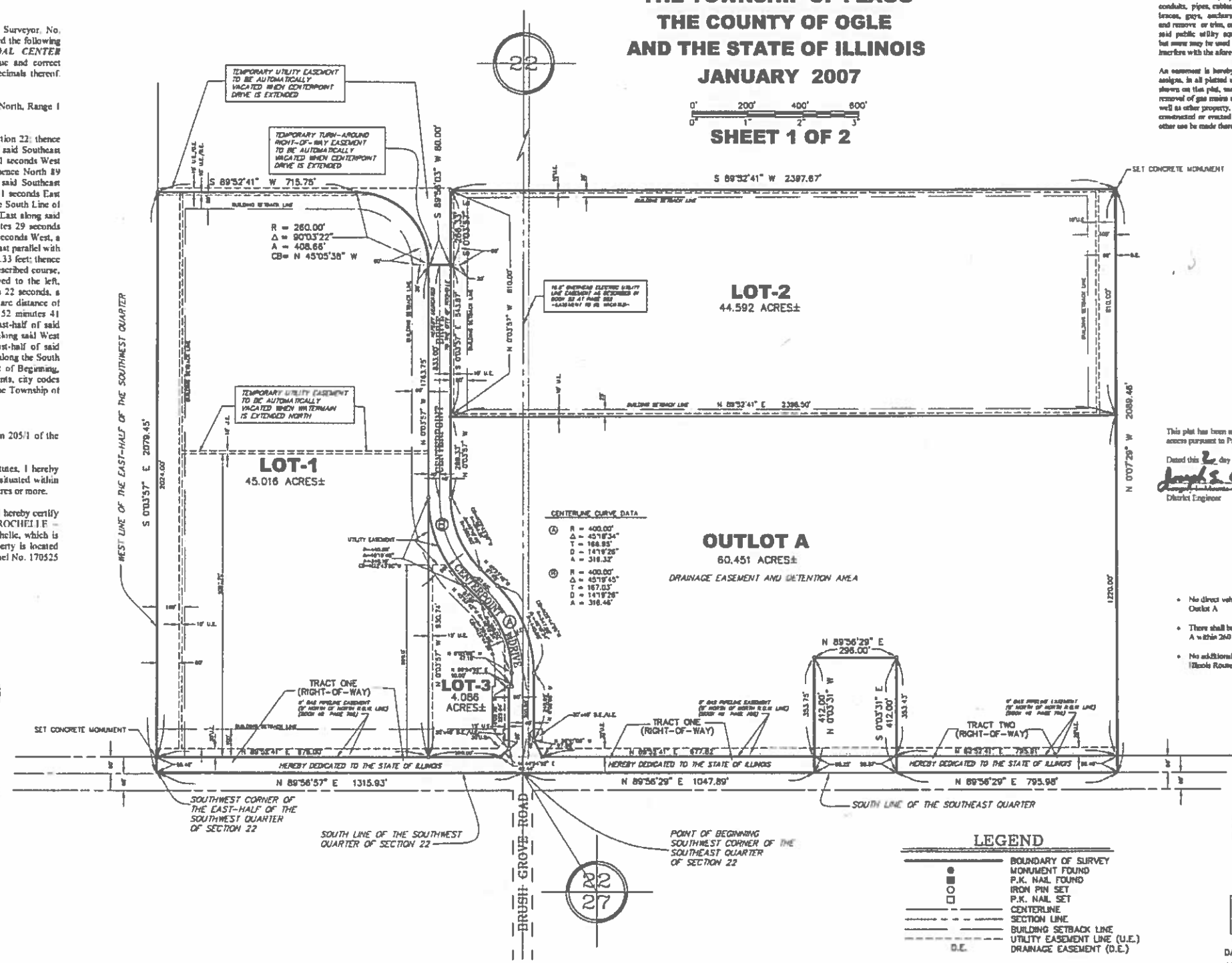
Dated this 31st day of January, 2007, A.D. at the office of Survey-Tech.

DALE E. WALLACE, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 35-2821

DALE E. WALLACE 35-2821 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROCHELLE, ILLINOIS

EXPIRES 11-30-2008

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



EASEMENT PROVISIONS

An easement for electric service, communication service, and cable television is hereby reserved for and granted to Rochelle Municipal Utility Company, Rochelle.net Fiber Optic, Verizon, Comcast Cable Television, the City of Rochelle, and any other franchise of Ogle County, also their respective successors and assigns, in all streets, alleys and other public ways and places shown on this plat, also the area as shown by dotted lines on the plat and marked " Utility Easement", to install, lay, construct, relocate, remove, renew, operate and maintain conduits, cables, fiber optic cables, portable water mains, sanitary sewer mains, storm sewer pipes, culverts, pipes, poles, and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone and electric services; also is hereby granted the right to use the streets for said purposes, the right to overhang all lots with aerial service wires to serve adjacent lots, and right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area, said conduits, pipes, cables, fiber optic cables, portable water mains, sanitary sewer mains, poles, wires, braces, guys, anchors and other equipment; and finally the right is hereby granted to cut down and remove or trim, or keep trimmed all trees, shrubs or saplings that interfere with any of the said public utility equipment. No permanent buildings or trees shall be placed on said easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights granted herein.

An easement is hereby reserved for and granted to the Nicor Gas Company, its successors and assigns, in all platted utility easement areas, in all streets, alleys and other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, removal, and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such easement areas, streets, alleys, or public places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Paragraph 2 of An Act to Revise the Law in Relation to Plats, as amended

Dated this 2nd day of March, A.D., 2007

District Engineer

RESTRICTED ACCESS

- No direct vehicular access will be allowed onto Illinois Route 38 from Lot 1, Lot 3 and Outlot A
- There shall be no vehicle access to and from CenterPoint Drive to and from Lot 3 and Outlot A within 260 feet of the north right-of-way line of Illinois Route 38.
- No additional access points, other than those shown on this plat shall be allowed along Illinois Route 38 for this subdivision.

LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- P.K. NAIL FOUND
- IRON PIN SET
- P.K. NAIL SET
- CENTERLINE
- SECTION LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT LINE (U.E.)
- D.E. DRAINAGE EASEMENT (D.E.)

SURVEY-TECH
A DIVISION OF C.E.S., INC.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260
P.O. BOX 634 ROCHELLE, ILLINOIS 61068
(815)-562-8771 FAX: (815)-562-8555

DATE: 1-31-2007 SCALE: 1" = 200' DRAWN BY: DEW
ACAD: 14004FPrev-1-31-07 FILE NUMBER: 140-04
rev-2-20-07
SHEET 1 OF 2