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

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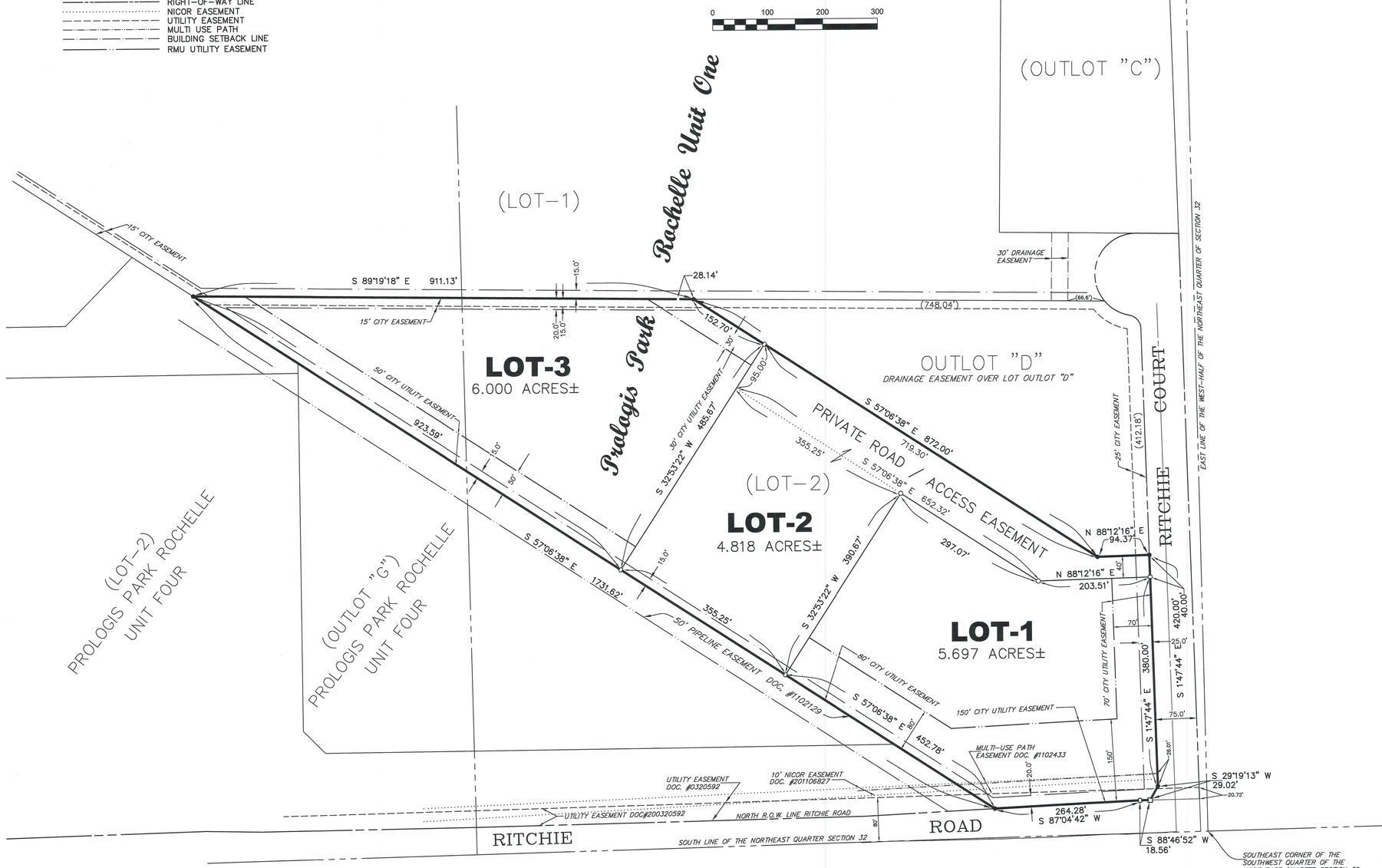
LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- P.K. NAIL FOUND
- IRON PIN SET
- P.K. NAIL SET
- CENTERLINE
- SECTION LINE
- RIGHT–OF–WAY LINE
- NICOR EASEMENT
- UTILITY EASEMENT
- MULTI USE PATH
- BUILDING SETBACK LINE
- RMU UTILITY EASEMENT

0 100 200 300



City Easement Provisions

Permanent exclusive easements are hereby reserved for and granted to the City of Rochelle (hereinafter the "Grantee"), and to its successors and assigns in upon, across, over, under and through the areas shown by dashed lines and labeled "City Easement" on this final plat of subdivision, or where otherwise noted in the legend, contained herein, for the purpose of installing , constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "City facilities" all of which include, but are not limited to, storm sewers, drainage ways, ditches, storm water detention and retention facilities, subsurface drainage systems, sanitary sewer mains, water mains, electric and communications conduits, cables and wires, street light poles, fixtures and foundations, metering facilities, concrete or asphalt sidewalks or multi-use paths and other appurtenances including any and all manholes, inlets, catch basins, pipes, end sections, utility boxes, connections and without limitation such other installations as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining the storm water detention/retention facilities shown hereon on the plat or construction plans and all maintenance or improvements shall be the responsibility of the Landowner or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on City Easement; No trees, shrubs shall be placed on said City Easement but the premises may be used for minor landscaping and other purposes, as approved by the Grantee, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said City Easement; and signs shall not be erected upon the City Easement. The right is also hereby granted to the Grantee to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "City facilities" in, upon, across, over, under and through said City Easement.

The Grantee shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

Notwithstanding the foregoing, the City acknowledges and agrees that landowner shall have the right to install and maintain pavement and drive aisles over and cross portions of the City Easement for access, ingress and egress to and from the property to public and private right-of-ways adjacent thereto, subject to the landowner's obligation to repair or replace any damages to such improvements caused by the City in the exercise of its rights hereunder.

Drainage Easement Provisions

Permanent exclusive easements are hereby reserved for and granted to the City of Rochelle, the owner of lot 2, (hereinafter the "Grantees"), and to their respective successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Drainage Easement" on this final plat of subdivision, or where otherwise noted in the legend, contained herein, for the purpose of installing, constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining "storm water management facilities" all of which include, but are not limited to, storm sewers, drainage ways, ditches, storm water detention and retention facilities, subsurface drainage systems, and other appurtenances including any and all manholes, inlets, catch basins, pipes, end sections, utility boxes, connections and without limitation such other installations as the Grantees may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining the "storm water management facilities" shown hereon on the plat or construction plans and all maintenance or improvements shall be the responsibility of the Landowner or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on Drainage Easements; No trees, shrubs shall be placed on said Drainage Easements but the premises may be used for minor landscaping and other purposes, as approved by the Grantees, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said Drainage Easements; and fences and signs shall not be erected upon the Drainage Easements. The right is also hereby granted to the Grantees to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such "storm water management facilities" in, upon, across, over, under and through said Drainage Easements.

The Grantees shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

Multi-Use Path Easement Provisions

Permanent exclusive easements are hereby reserved for and granted to the City of Rochelle (hereinafter the "Grantee"), and to its successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Multi-Use Path Easement" on this final plat of subdivision, or where otherwise noted in the legend, contained herein, for the purpose of installing, constructing, inspecting, operating, draining, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining the Multi-Use Path Easement all of which include, but are not limited to, storm sewers, drainage ways, ditches, storm water detention and retention facilities, subsurface drainage systems, sanitary sewer mains, water mains, electric and communications conduits, cables and wires, street light poles, fixtures and foundations, metering facilities, concrete or asphalt sidewalks or multi-use paths and other appurtenances including any and all manholes, inlets, catch basins, pipes, end sections, utility boxes, connections and without limitation such other installations as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel, contractors and equipment to do any or all of the above work.

The City of Rochelle shall not be responsible for maintaining the storm water detention/retention facilities shown hereon on the plat or construction plans and all maintenance or improvements shall be the responsibility of the Landowner or Property Owner's Association.

In furtherance of the foregoing affirmative rights, the following covenants shall run with said land in perpetuity:

No buildings shall be placed on the Multi-Use Path Easement; No trees, shrubs shall be placed on said Multi-Use Path Easement, but the premises may be used for minor landscaping and their purposes, as approved by the Grantee, that do not then or later interfere with the aforesaid rights and uses; there shall be no dredged or embankment fill material placed upon said Multi-Use Path Easement; and fences and signs shall not be erected upon the Multi-Use Path Easement. The right is also hereby granted to the Grantee to remove any buildings, structures, pavements, sidewalks, fences, signs and to cut down, trim or remove any fences, trees, shrubs, plants, and other vegetation or landscaping that interfere with the operation, installation, maintenance or access to such Multi-Use Path Easement in, upon, across, over, under and through said Multi-Use Path Easement.

The Grantee shall not be responsible for replacement of any such buildings, structures, pavements, or sidewalks, fences, signs, trees, shrubs, plants, and other vegetation or landscaping removed or trimmed during exercise of the herein given and described rights. Replacement of items so removed or trimmed shall be the responsibility of the then property owner.

SHEET 1 OF 2

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:

CITY OF ROCHELLE

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