

PRELIMINARY PLAT
OF
"HARTNETT SUBDIVISION"
TO THE CITY OF ROCHELLE
PART OF THE SW 1/4 OF SECTION 13, T40N,
R1E, OF THE 3RD. P.M.
OGLE COUNTY, ILLINOIS

2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

This to certify that I, Patrick T. Hubert, Illinois Land Surveyor No. 35-4026 surveyed and subdivided the following described property to hereinafter known as "Hartnett Subdivision": Part of the Southwest Quarter (SW1/4) Section Thirteen (13), Township Forty (40) North, Range One (1) East of the Third (3rd) Principal Meridian, Ogle County, Illinois, described as follows:

PARCEL 1
A tract of land located in part of the Southwest Quarter (1/4) of Section 13, Township 40 North, Range 1 of the Third Principal Meridian, bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter (1/4) of said Section 13; thence Easterly on the North line of said Southwest Quarter (1/4), 1258.0 feet; thence Southerly at an angle of 87 degrees 32 minutes measured counterclockwise from the last described course, 385.25 feet; thence Southerly at an angle of 179 degrees 59 minutes 58 seconds measured clockwise from the last described course, a distance of 209.49 feet to the point of beginning of the hereinafter described tract of land; thence Northeasterly at an angle of 87 degrees 23 minutes 52 seconds measured clockwise from the last described course, a distance of 150.15 feet to a point; thence Southwesterly at an angle of 92 degrees 36 minutes 10 seconds measured counterclockwise from the last described course, a distance of 360.0 feet to a point in the center line of a public highway designated S.B.I. Route 70 (U.S. Route 51); thence Southerly along said center line of S.B.I. Route 70 (U.S. Route 51) at an angle of 87 degrees 23 minutes 52 seconds measured counterclockwise from the last described course, a distance of 150.15 feet to a point; thence Southwesterly at an angle of 92 degrees 36 minutes 10 seconds measured counterclockwise from the last described course, a distance of 360.0 feet to a point in the center line of a public highway designated S.B.I. Route 70 (U.S. Route 51); thence Southerly along said center line of S.B.I. Route 70 (U.S. Route 51) at an angle of 87 degrees 23 minutes 52 seconds measured counterclockwise from the last described course, a distance of 150.15 feet to the point of beginning; situated in the Township of Flagg, the County of Ogle and the State of Illinois.

PARCEL 2
A tract of land located in part of the Southwest Quarter (1/4) of Section 13, Township 40 North, Range 1 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter (1/4) of said Section 13; thence Easterly on the North line of said Southwest Quarter (1/4), 1258.0 feet; thence Southerly at an angle of 87 degrees 32 minutes measured counterclockwise from the last described course, 385.25 feet; thence Southerly at an angle of 179 degrees 59 minutes 58 seconds measured clockwise from the last described course, a distance of 209.49 feet to the point of beginning of the hereinafter described tract of land; thence Northerly along the last described course, a distance of 59.49 feet; thence Easterly at an angle of 89 degrees 59 minutes 58 seconds measured counterclockwise from the last described course, a distance of 360.0 feet to a point in the centerline of a public highway designated S.B.I. Route 70 (U.S. Route 51); thence Southerly along said centerline of S.B.I. Route 70 (U.S. Route 51), at an angle of 90 degrees 00 minutes 00 seconds, measured counterclockwise from the last described course, a distance of 43.12 feet; thence Southwesterly at an angle of 92 degrees 36 minutes 10 seconds measured counterclockwise from the last described course, a distance of 360.0 feet to the point of beginning; situated in the Township of Flagg, the County of Ogle and the State of Illinois.

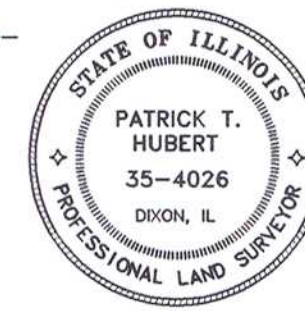
I ALSO CERTIFY, that the land contained within this subdivision is within the corporate limits of the City of Rochelle in Ogle County, Illinois.

I ALSO CERTIFY, that no part of the land contained within this subdivision is located in any special flood hazard area as identified by the Federal Emergency Management Agency.

I FURTHER CERTIFY that to the best of my knowledge and belief, the foregoing plat is in compliance with Chapter 109 of the Illinois Revised Statutes; that all monuments and markers exist as shown hereon; all dimensional and geodetic details are to the best of my knowledge correct as shown hereon. Dimensions are in feet and decimals of a foot unless otherwise specified. Bearings or angles are in degrees, minutes and seconds, unless otherwise specified. Bearings or angles, distances and areas shown hereon are based upon grid coordinates using the appropriate State Plane Coordinate System. No warranty is made or implied as to the existence or location of any public or private easements that may affect the platted property unless shown hereon, and also no warranty is made or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____ A.D., 20____.

Patrick T. Hubert
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35-4026
My License Expires November 30, 2020.



OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

We, Pipe 77, LLC, 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 Patrick T. Hubert, Registered Land Surveyor for the firm of Wender Engineering Services, 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 or 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:

Dated this _____ day of _____, 20____.

Signed: _____
By: Pipe 77, LLC

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public, in and for said County, in the state aforesaid, do hereby certify that Pipe 77, LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth. Given under my hand and Notarial Seal this _____ day of _____, 20____, at _____ Illinois.

Notary Public:
(SEAL)
My commission expires on: _____

**ENGINEERS AND OWNERS DRAINAGE
CERTIFICATE**

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

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: _____
David A. Weber, P.E.



Owner: _____
Pipe 77, LLC

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public, in and for said County, in the state aforesaid, do hereby certify that Pipe 77, LLC and David A. Weber, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth. Given under my hand and Notarial Seal this _____ day of _____, 20____, at _____ Illinois.

Notary Public:
(SEAL)
My commission expires on: _____

SCHOOL DISTRICT CERTIFICATE

The undersigned, owner of the property, which will be known as "Hartnett Subdivision", certifies that to the best of his knowledge, the above referenced subdivision is located within the boundaries of Rochelle Community High School District in Ogle County, Illinois.

Dated this _____ day of _____, 20____.

NAME _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public, in and for said County, in the state aforesaid, do hereby certify that Pipe 77, LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth. Given under my hand and Notarial Seal this _____ day of _____, 20____, at _____ Illinois.

Notary Public:
(SEAL)
My commission expires on: _____

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 _____, 20____.

(SEAL)
County Clerk: _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

We, the undersigned members of the Plan Commission for the City of Rochelle, hereby approve the Plat of "Hartnett Subdivision" to the City of Rochelle as set forth above and hereon.

Given under our hands and seals this _____ day of _____, 20____.

President: _____
Secretary: _____

LEGEND

- BOUNDARY OF SURVEY
- ▲ MONUMENT FOUND
- STONE FOUND
- ⊙ SET SURVEY NAIL
- ⊙ 5/8" STEEL PIN SET
- ⊙ CHISELED "X"
- ⊙ R.O.W. MARKER
- ⊙ P.K. NAIL
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK (BSL)
- UTILITY EASEMENT (UE)
- (101.26°) RECORD DIMENSION
- (90°01'25") RECORD ANGLE
- (N89°12'22"E) RECORD BEARING

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

I, _____, do hereby certify that the required improvements have been installed, or the required guarantee bond or other approved surety has been posted for the completion of all required land improvements. Dated at _____, Illinois, this _____ day of _____, 20____.

(SEAL)
City Engineer: _____
License Number: _____

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

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,

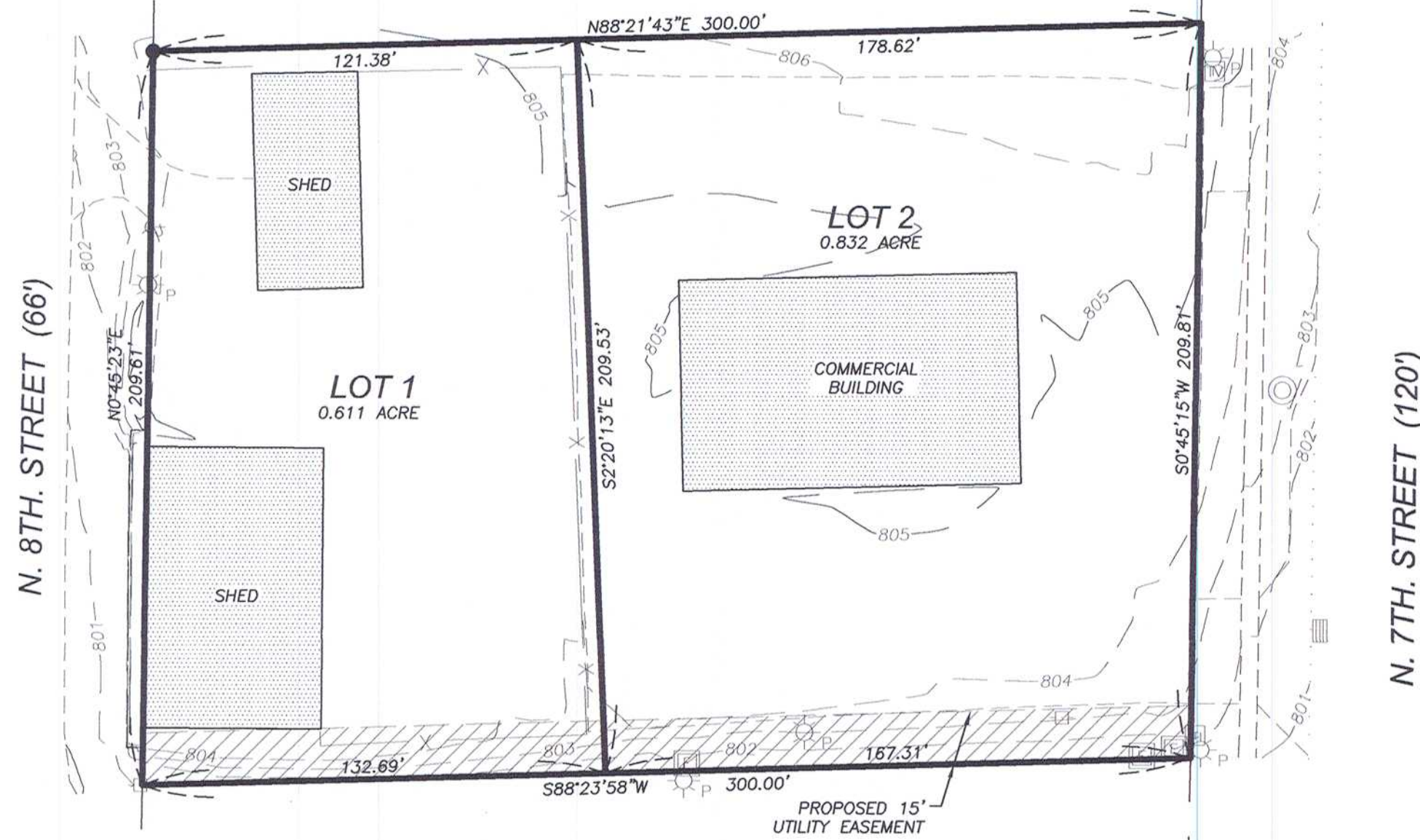
NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Rochelle that the plat hereon be accepted and approved subject to the provisions of all applicable Ordinances of the City of Rochelle.

Passed this _____ day of _____, 20____.

City Clerk: _____
Mayor: _____

UTILITY EASEMENT PROVISIONS

Easements are hereby granted to and reserved for the use of the Northern Illinois Gas Co., Conoco, Inc., Warner Cable TV and the City of Rochelle along with their respective successors and assigns, jointly and severally, in all streets, alleys, public ways, and areas marked "Utility Easement" as shown on the plat, to install, lay, construct, operate, renew, maintain, or remove, gas, water, sewer, electric, sound, and signals. Together with the right to install under the surface of each lot the required service connections to serve improvements thereon. The right to cut, trim, or remove trees, bushes, saplings, and roots as may be reasonably required incidental to the rights herein given and the right to enter upon the lots at all times for such purposes. Permanent obstructions shall not be placed over, upon, or in areas marked "Utility Easement" without prior written consent of the grantees herein, except that shrubs, landscaping, gardens and other purposes that do not interfere or threaten to interfere with the use, operation, and maintenance, thereof, may be allowed.



N. 8TH. STREET (66')

N. 7TH. STREET (120')



wendler engineering services, inc.
civil - structural - surveying

www.wendlergs.com ph: 815.288.2261
Illinois Professional Design Firm No. 184-000848

DATE:	09/22/2020
JOB NO.:	2200046
SURVEYED BY:	MRK
BOOK NO.:	FILE
DRAWN BY:	DJV
DRAWING NAME:	2200046
REVISIONS:	

**PRELIMINARY PLAT
FOR
PIPE 77, LLC**