

PRELIMINARY PLAT "ROCHELLE NORTHEAST"

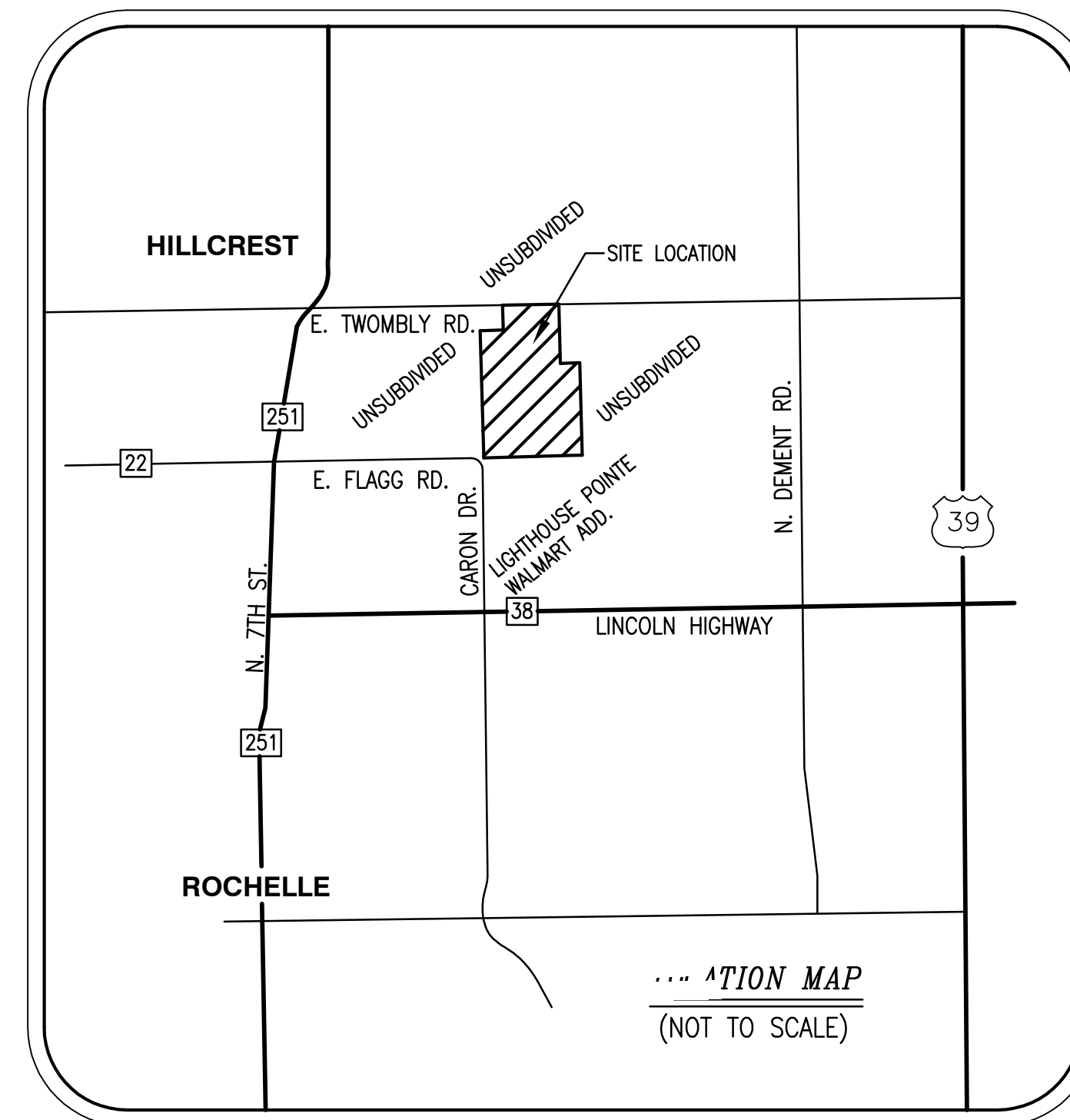
SUBDIVISION
LOCATED IN SECTION 18, TOWNSHIP 40 NORTH,
RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN,
OGLE COUNTY, ILLINOIS

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 88 DEGREES 10 MINUTES 52 SECONDS EAST (GRID BEARING BASED ON THE ILLINOIS WEST STATE PLANE COORDINATE SYSTEM) 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 01 DEGREES 37 MINUTES 09 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 417.42 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 52 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 01 DEGREES 37 MINUTES 09 SECONDS EAST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 2206.17 FEET TO THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 88 DEGREES 24 MINUTES 32 SECONDS EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1682.48 FEET TO A POINT, SAID POINT BEING 25.00 FEET WEST FROM THE EAST LINE OF THE WEST 13 1/3 RODS OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 24 MINUTES 33 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1604.20 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 56 SECONDS WEST, A DISTANCE OF 275.00 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 33 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1026.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 18, SAID POINT BEING 79.99 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER; AND THENCE SOUTH 88 DEGREES 10 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 1014.71 FEET TO THE POINT OF BEGINNING, CONTAINING 91.42 ACRES, MORE OR LESS, ALL SITUATED IN THE TOWNSHIP OF DEMENT, THE COUNTY OF OGLE, AND THE STATE OF ILLINOIS.

LEGEND	
IRF	IRON ROD (FOUND) AT CORNER UNLESS OTHERWISE NOTED
IRCS	IRON ROD/CAP (SET) AT CORNER UNLESS OTHERWISE NOTED
●	IRON ROD/CAP SET UNLESS NOTED
— —	UNDERGROUND FIBER OPTIC
■	RIGHT OF WAY MONUMENT
---	EASEMENT LINE
---	PROPOSED DEDICATION
---	GOVERNMENT SECTION LINE
---	PROPERTY LINE
---	ADJOINER DEED LINE
---	RIGHT OF WAY LINE
▨	PAVEMENT
▨	FLOOD ZONE AE
---	B.F.E. +788.00 BASE FLOOD



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LIVINGSTON

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, 2022

OWNERS CERTIFICATE

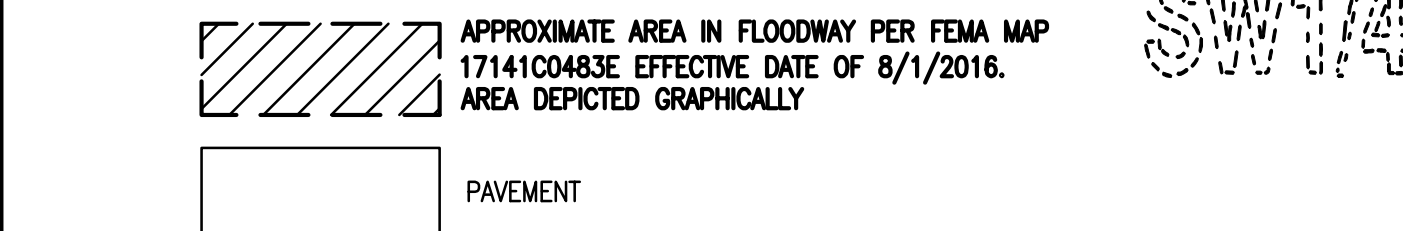
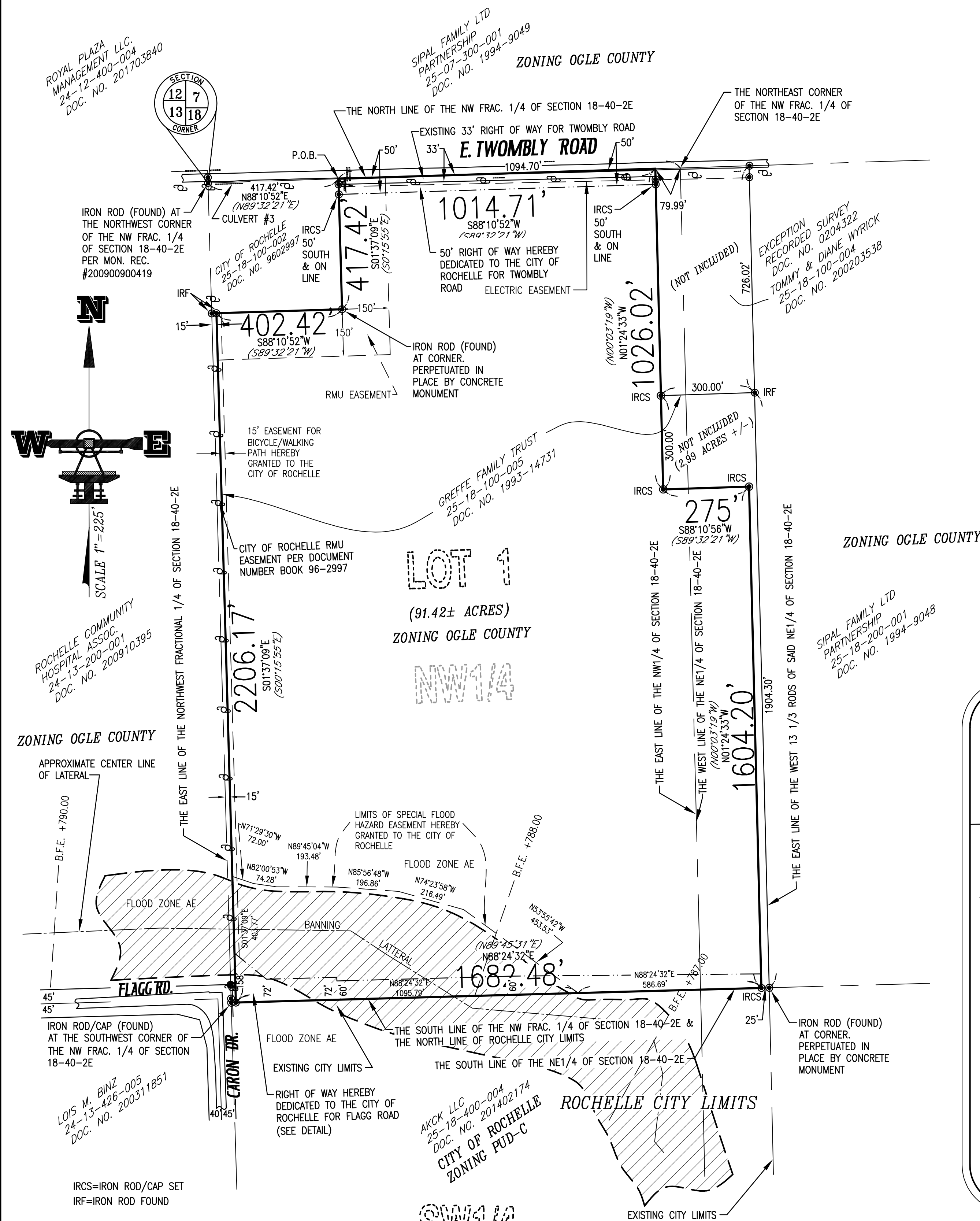
STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

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 _____

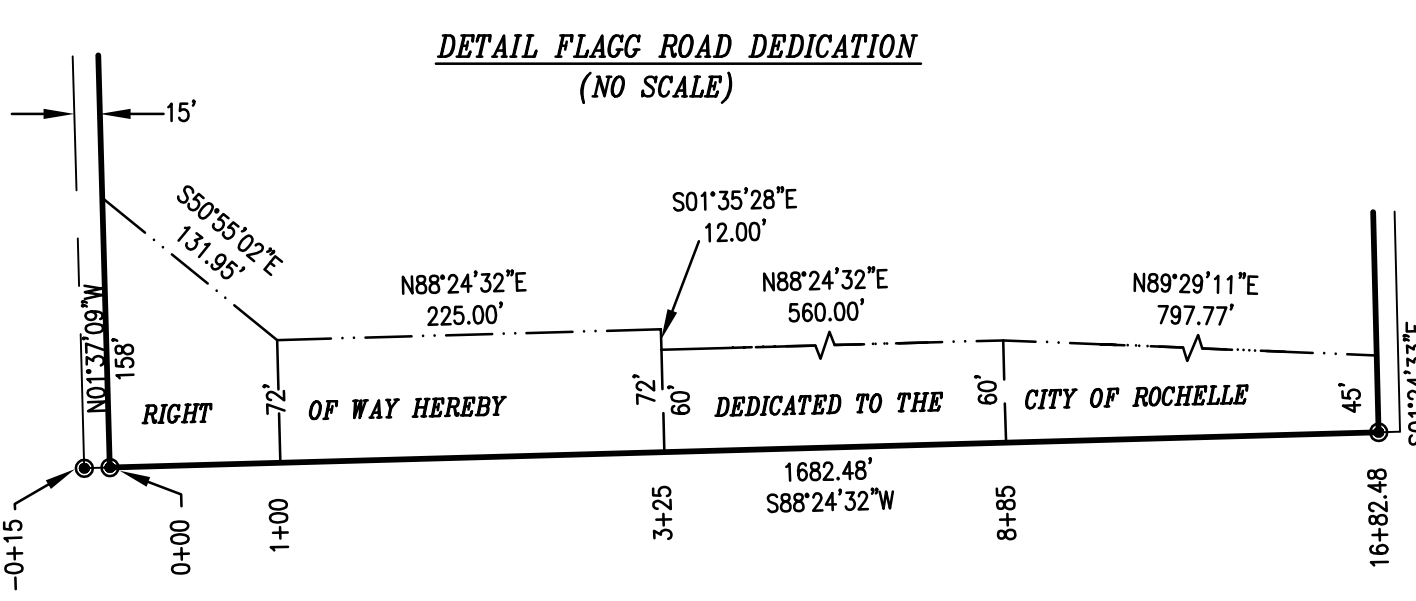
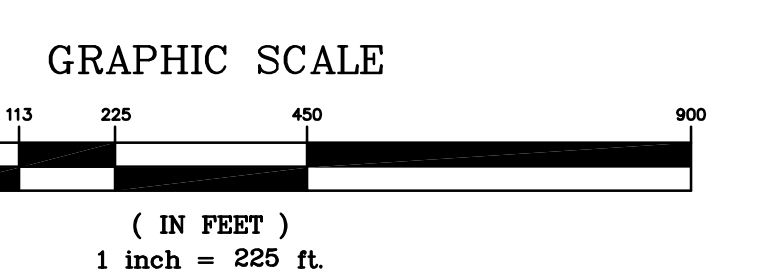
OWNER _____



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.

SURVEYOR'S GENERAL NOTES

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



- NOTES:
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT 18000331495, EFFECTIVE DATE OF JULY 24, 2018.
 - TITLE COMMITMENT WAS PROVIDED BY THE CLIENT.
 - PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
 - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.
 - 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.

KRAUSE SURVEYING INC.
ILLINOIS PROFESSIONAL DESIGN FIRM #184-004647
"SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"
115 WEST HACK ST. - P.O. BOX 336 - CULLOM, IL 60929
PHONE: (815) 676-0999 ~ FAX: (815) 676-4999
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DISTANCES ARE MARKED IN FEET AND DECIMALS
ORDER NO.: 181213_201227A_PRELIMINARY SUBD
ORDERED BY: GUYER & ENCHEN, P.C.

