

ROYAL PLAZA MANAGEMENT LLC  
24-12-400-004  
DOC. NO. 201703840

SIPAL FAMILY LTD PARTNERSHIP  
25-07-300-001  
DOC. NO. 1994-9049  
ZONING OGLE COUNTY

IRON ROD (FOUND) AT THE NORTHWEST CORNER OF THE NW FRAC. 1/4 OF SECTION 18-40-2E PER MON. REC. #200900900419

ROCHELLE COMMUNITY HOSPITAL ASSOC.  
24-13-200-001  
DOC. NO. 200910395  
ZONING OGLE COUNTY

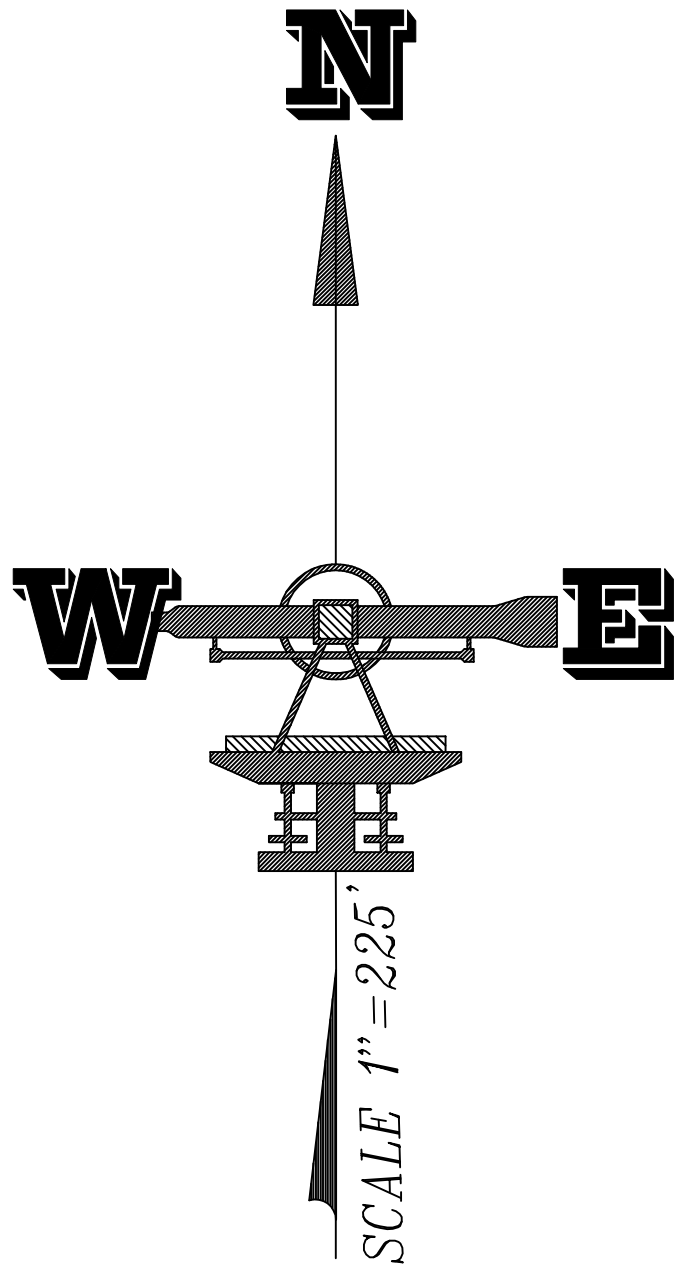
ROCHELLE COMMUNITY HOSPITAL ASSOC.  
24-13-200-001  
DOC. NO. 200910395  
ZONING OGLE COUNTY

LOIS M. BINZ  
24-13-426-005  
DOC. NO. 200311851

AKCK LLC  
25-18-400-004  
DOC. NO. 201402174  
CITY OF ROCHELLE ZONING PUD-C

SIPAL FAMILY LTD PARTNERSHIP  
25-18-200-001  
DOC. NO. 1994-9048  
ZONING OGLE COUNTY

SECTION 12 7  
13 18  
CORNER



# ANNEXATION PLAT TO THE CITY OF ROCHELLE OGLE COUNTY, STATE OF ILLINOIS 2021

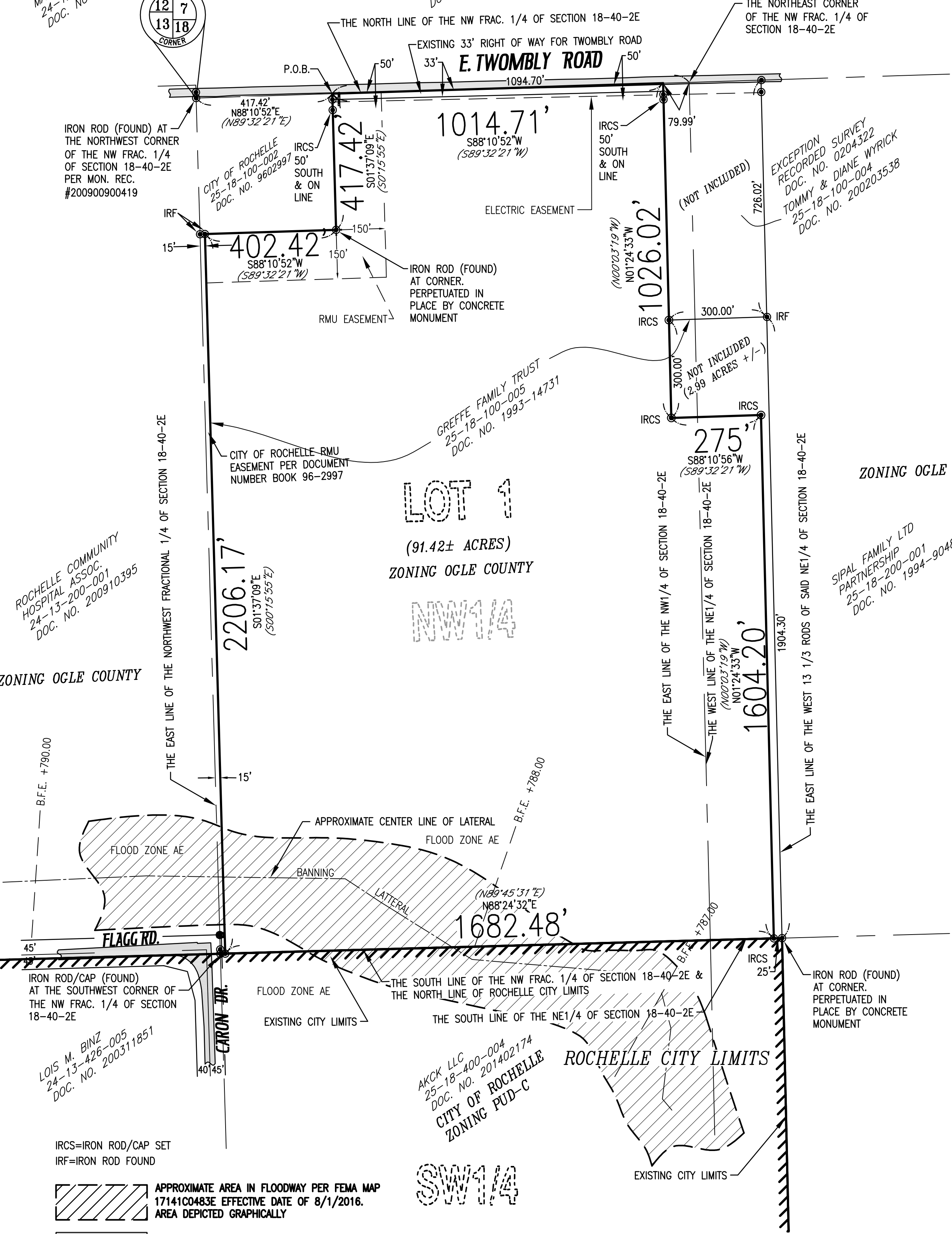
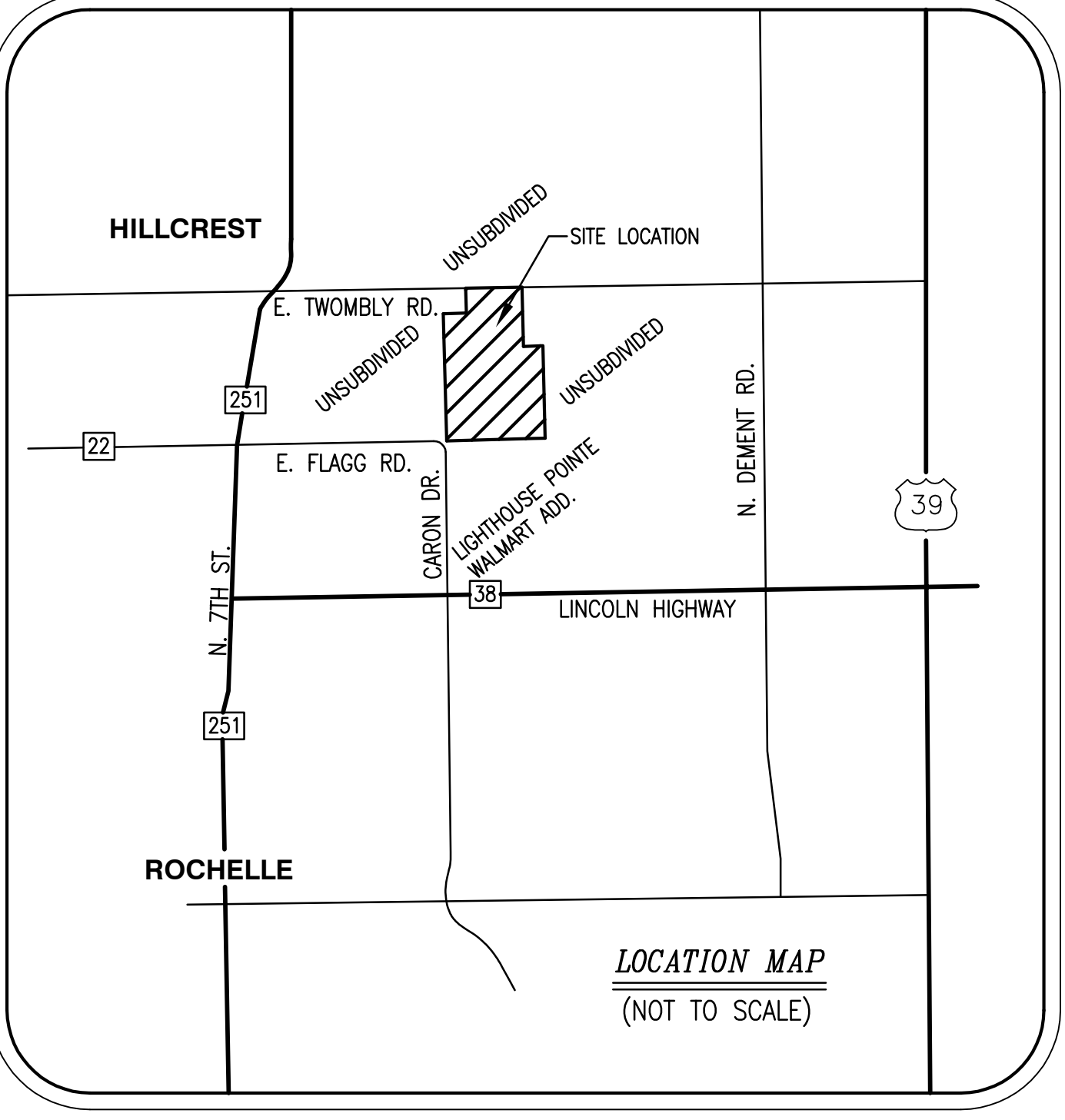
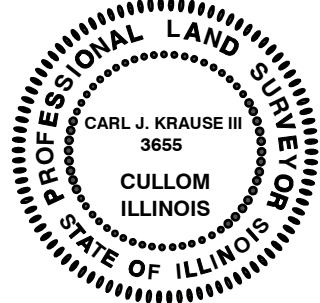
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED**  
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.

DATE: MARCH 22, 2021

*Carl J. Krause*  
ILLINOIS PROFESSIONAL LAND SURVEYOR # 3655  
LICENSE EXPIRATION NOVEMBER 30, 2022



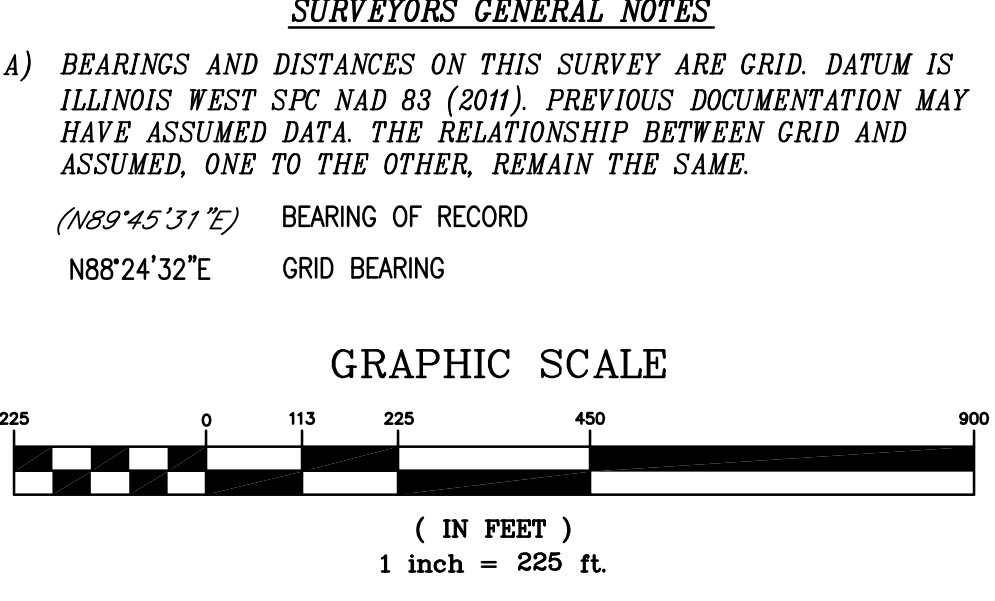
IRCS=IRON ROD/CAP SET  
IRF=IRON ROD FOUND

APPROXIMATE AREA IN FLOODWAY PER FEMA MAP 17141C0483E EFFECTIVE DATE OF 8/1/2016. AREA DEPICTED GRAPHICALLY

PAVEMENT

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.



| LEGEND |   |
|--------|---|
| IRF    | IRON ROD (FOUND) AT CORNER UNLESS OTHERWISE NOTED |
| IRCS   | IRON ROD/CAP (SET) AT CORNER                      |
| ●      | 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                         |

**NOTES:**

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT 18000331495, EFFECTIVE DATE OF JULY 24, 2018.
2. TITLE COMMITMENT WAS PROVIDED BY THE CLIENT.
3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.
5. 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.